

March 8, 2021

Via e-mail

Arlington Redevelopment Board
720 Massachusetts Avenue
Arlington, MA 02476

Attn: Erin Zwirko, Assistant Director, Department of Planning and Community Development

**RE: Special Permit Application Supplemental Submission
Citizens Bank Redevelopment
1420 Massachusetts Avenue
Arlington, MA 02476
Map #173, Block #2 & Lot #4.A**

Dear Ms. Zwirko:

On behalf of 1420 Massachusetts Avenue, LLC c/o Bierbrier Development Inc., please find the below materials in response to the various items discussed during the February 22nd meeting with the Redevelopment Board. We look forward to further discussing these materials during the upcoming meeting on March 15th, 2021.

- Proposed Site Plan Documents prepared by Bohler dated January 21, 2021, revised March 5, 2021;
- Architectural Elevation prepared by BKA Architects dated March 8, 2021;
- Sign Submittal Package prepared by AGI dated January 12, 2021, last revised January 14, 2021;
- Proposed Floor Plan prepared by Citizens dated March 5, 2021;
- LEED Narrative & Checklist prepared by BKA Architects dated March 8, 2021.

Please note that the above materials have been updated as follows in response to the questions and comments discussed during the February 22, 2021 public hearing:

- Relocated the building front entrance to the Mass Ave side of the building. Also note that the ADA parking space and the pocket park have been adjusted to accommodate same.
- Additional architectural detail/element have been added to the left front façade of the building.
- We have consulted with the Tree Warden and have added two (2) shade trees behind the pocket park to help add visual interest to this end of the building. Also, two (2) ornamental trees have been added to the landscaped area in the rear.
- Three (3) parking spaces have been removed in the rear left corner and replaced with landscaping.
- A conceptual floorplan has been provided showing the location and detail of the long-term bicycle parking space within the building.

- An updated LEED checklist and narrative for the building has been provided. Solar will not be incorporated into the building design. Note that we are proposing to increase open space to approximately 35%, well above the 10% requirement.
- Updated sign package has been provided including the dimensions of the vinyl sign.

Please do not hesitate to contact us at 508-480-9900 should you have any questions or require any additional information regarding this submission.

Sincerely,

BOHLER



Nick Dewhurst



Randy Miron

CC: Tom Godfrey, Granite Development, LLC (via email)

PROPOSED SITE PLAN DOCUMENTS

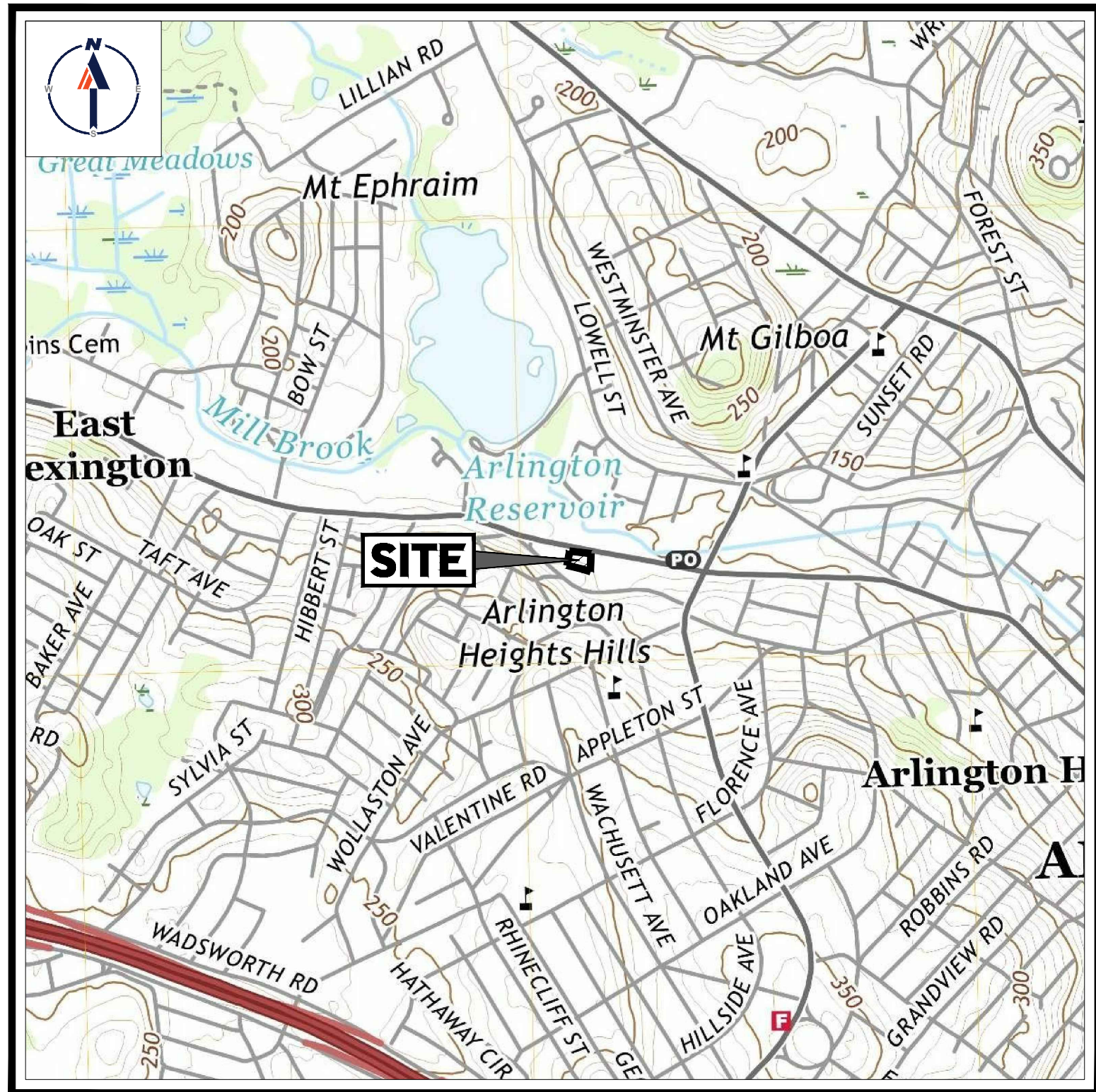
FOR

1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT

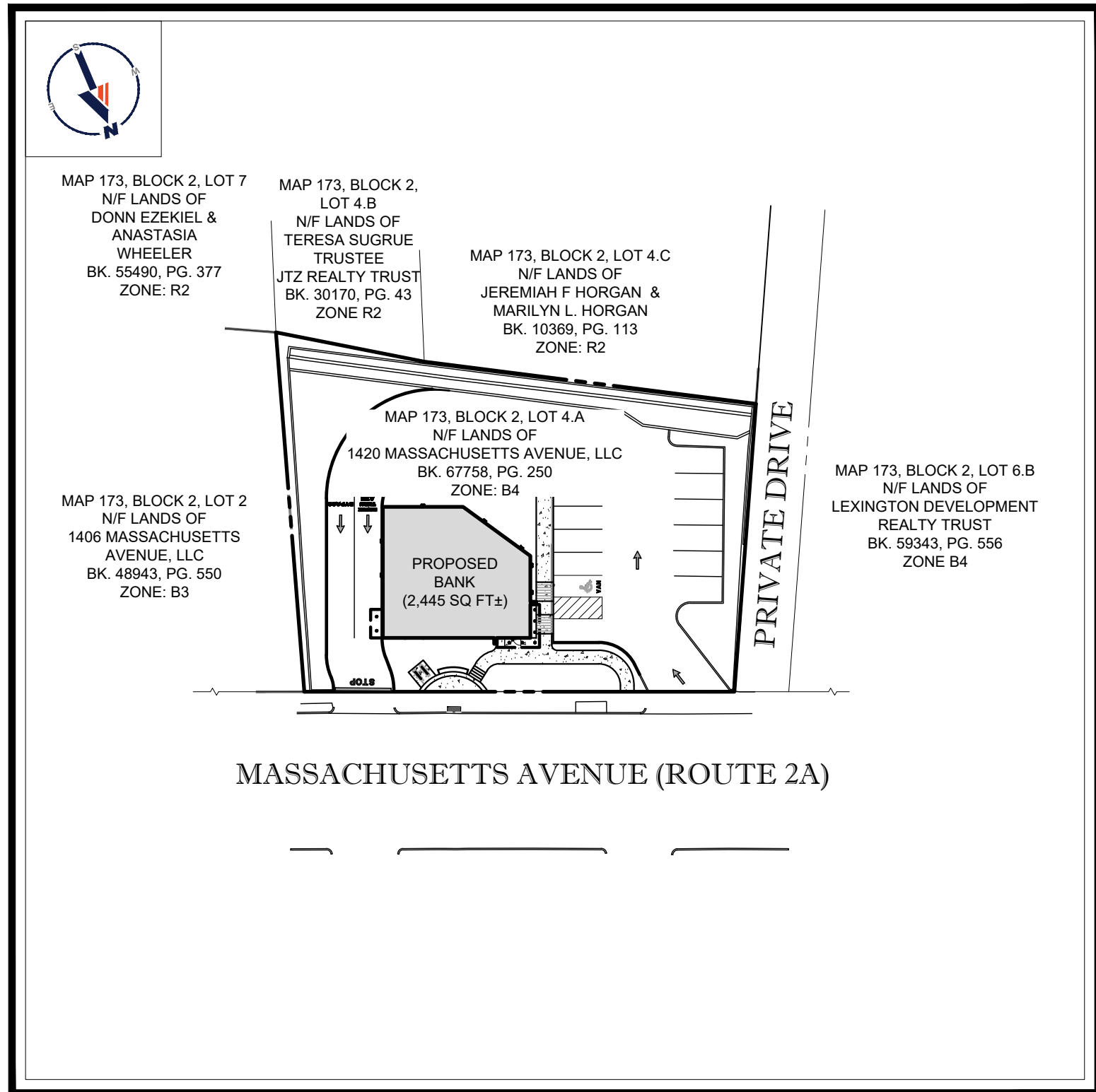
LOCATION OF SITE:

1420 MASSACHUSETTS AVENUE, TOWN OF ARLINGTON
MIDDLESEX COUNTY, MASSACHUSETTS
MAP #173, BLOCK #2, LOT #4.A



USGS MAP

SCALE: 1" = 1,000'
SOURCE: LEXINGTON MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 50'

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
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LANDSCAPE NOTES AND DETAILS	C-702
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BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	1 SHEET



REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	02/22/21	PER TOWN COMMENTS	NPD
2	03/05/21	PER TOWN COMMENTS	NPD



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PROJECT No.: W161132
DRAWN BY: CFDP/NDP
CHECKED BY: RMM
DATE: 01/21/2021
CAD LD: W161132-TTB-0_24X36

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

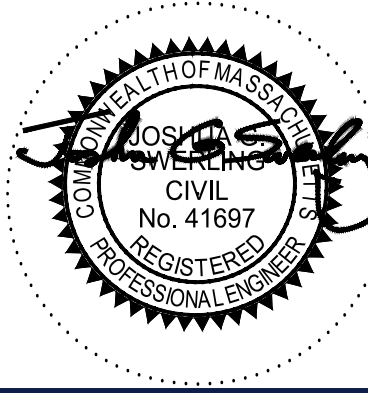
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT
MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

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SHEET TITLE:

COVER SHEET

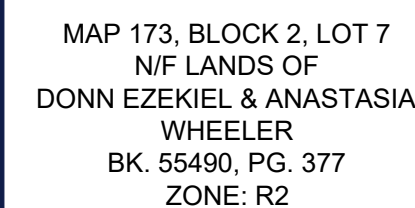
SHEET NUMBER:

C-101

REVISION 2 - 03/05/21

PREPARED BY

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MAP 173, BLOCK 2, LOT 4.B
N/F LANDS OF
TERESA SUGRUE TRUSTEE
JTZ REALTY TRUST
BK. 30170, PG. 43
ZONE R2

MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2

MAP 173, BLOCK 2, LOT 4.A
N/F LANDS OF
1420 MASSACHUSETTS
AVENUE, LLC
BK. 67758, PG. 250
ZONE: B4

MAP 173, BLOCK 2, LOT 2
N/F LANDS OF
1406 MASSACHUSETTS AVENUE, LLC
BK. 48943, PG. 550
ZONE: B3

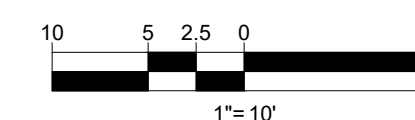
MAP 173, BLOCK 2, LOT 6.B
N/F LANDS OF
LEXINGTON DEVELOPMENT
REALTY TRUST
BK. 59343, PG. 556
ZONE B4

MASSACHUSETTS AVENUE

(A.K.A. MASSACHUSETTS STATE ROUTE 2A)
(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY) \longleftrightarrow

**REFER TO GENERAL NOTES SHEET FOR
DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION/REMOVAL
PURPOSES ONLY**



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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

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PROJECT No.:	W1611
DRAWN BY:	CFD/N
CHECKED BY:	RM
DATE:	01/21/20
CAD I.D.:	W161132-TTB-0_24X

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

— FC

1420 MASSACHUSETTS
AVENUE, LLC
C/O BIERBRIER
DEVELOPMENT, INC.

PROPOSED CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

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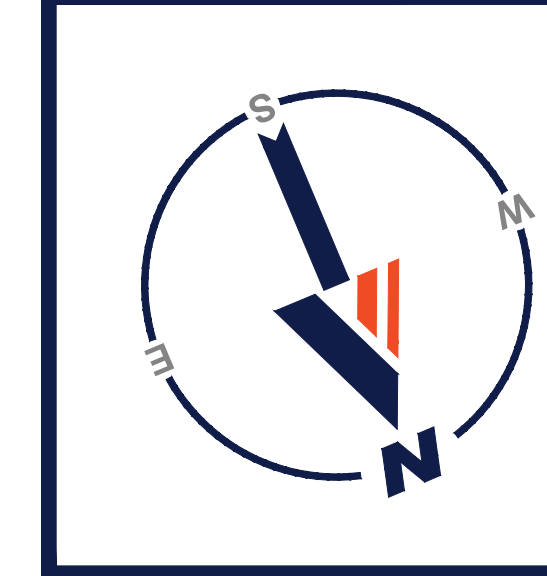
DEMOLITION PLAN

SHEET NUMBER:

C-201

REVISION 2 - 03/05/21

BOHLERENG.NET\SHARES\MA-PROJECTS\16\W161132\DRAWINGS\PLAN SETS\REV2\W161132-CVL-2-----!AYOUT: C-201-DEMO



MAP 173, BLOCK 2, LOT 7
N/F LANDS OF
DONN EZEKIEL & ANASTASIA
WHEELER
BK. 55490, PG. 377
ZONE: R2

MAP 173, BLOCK 2, LOT 4.B
N/F LANDS OF
TERESA SUGRUE TRUSTEE
JTZ REALTY TRUST
BK. 30170, PG. 43
ZONE R2

MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2

MAP 173, BLOCK 2, LOT 4.A
N/F LANDS OF
1420 MASSACHUSETTS
AVENUE, LLC
BK. 67758, PG. 250
ZONE: B4

MAP 173, BLOCK 2, LOT 2
N/F LANDS OF
1406 MASSACHUSETTS AVENUE, LLC
BK. 48943, PG. 550
ZONE: B3

SITE INFORMATION

- APPLICANT:
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.
420 BEDFORD STREET
LEXINGTON, MA 02120
- OWNER:
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.
420 BEDFORD STREET
LEXINGTON, MA 02120
- PARCEL:
MAP #173, BLOCK #2 & LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY, MA

ZONING ANALYSIS TABLE

ZONING DISTRICT		VEHICULAR ORIENTED BUSINESS (B4)	
OVERLAY DISTRICT		NONE	
REQUIRED PERMIT		BANK OVER 2,000 SF WITH DRIVE-UP ATM PERMITTED BY SPECIAL PERMIT	
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	19,727 SF	NO CHANGE
MIN. LOT FRONTAGE	50 FT	158.3 FT	NO CHANGE
MAX. BLDG F.A.R.	1.0	0.18	0.12
MIN. FRONT SETBACK	0 FT	19.7 FT	16.3 FT
MIN. SIDE SETBACK	0 FT	10.6 FT	25.9 FT
MIN. REAR SETBACK	10 FT	51.4 FT	51.3 FT
MAX. BUILDING HEIGHT	35 FT / 3 STORIES	17.6 FT	20.0 FT
MIN. OPEN SPACE	10%	23.1%	34.9%
PARKING SPACES	8	15	12
ACCESS, PARKING SPACES	1	1	1
PARKING STALL CRITERIA	USE/CATEGORY: RETAIL OR OTHER SERVICE USE		
STANDARD: 9 FT x 18 FT	REQUIRED PARKING: 1 SPACE PER 300 SF SF		
COMPACT: 8 FT x 16 FT	CALCULATION: 2,400 / 300 = 8 SPACES REQUIRED		

BICYCLE PARKING REQUIREMENTS

RETAIL AND SERVICE USE REQUIRES 0.60 SPACES PER 1,000 SF OF GROSS FLOOR AREA.
- 2,400 SF x 0.6 / 1,000 = 1.4 SPACES REQUIRED
- 2 SPACES PROVIDED



SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	02/22/21	PER TOWN COMMENTS	NPD
2	03/05/21	PER TOWN COMMENTS	RMM



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PROJECT No.: W161132
DRAWN BY: CDFINPD
CHECKED BY: RMM
DATE: 01/21/2021
CAD I.D.: W161132-TTB-0_24X36

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.

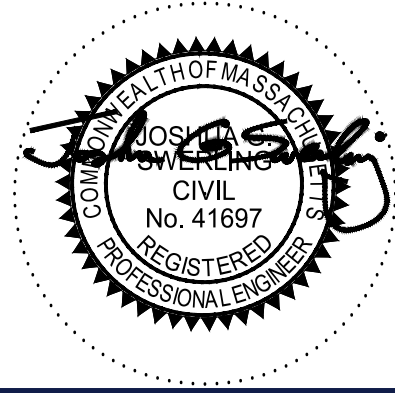
PROPOSED
CITIZENS BANK REDEVELOPMENT

MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS



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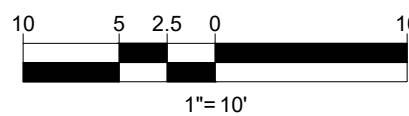
SITE LAYOUT PLAN

SHEET NUMBER:

C-301

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THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES





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PROJECT:

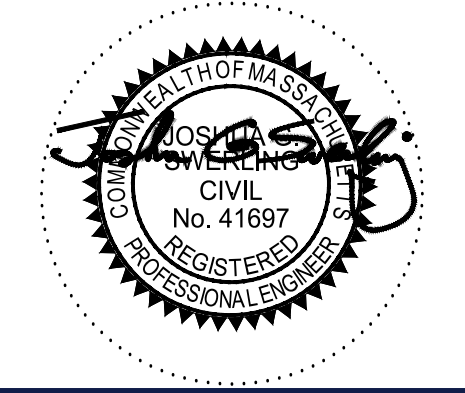
PROPOSED SITE PLAN DOCUMENTS

FOR
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.

PROPOSED
CITIZENS BANK REDEVELOPMENT
MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

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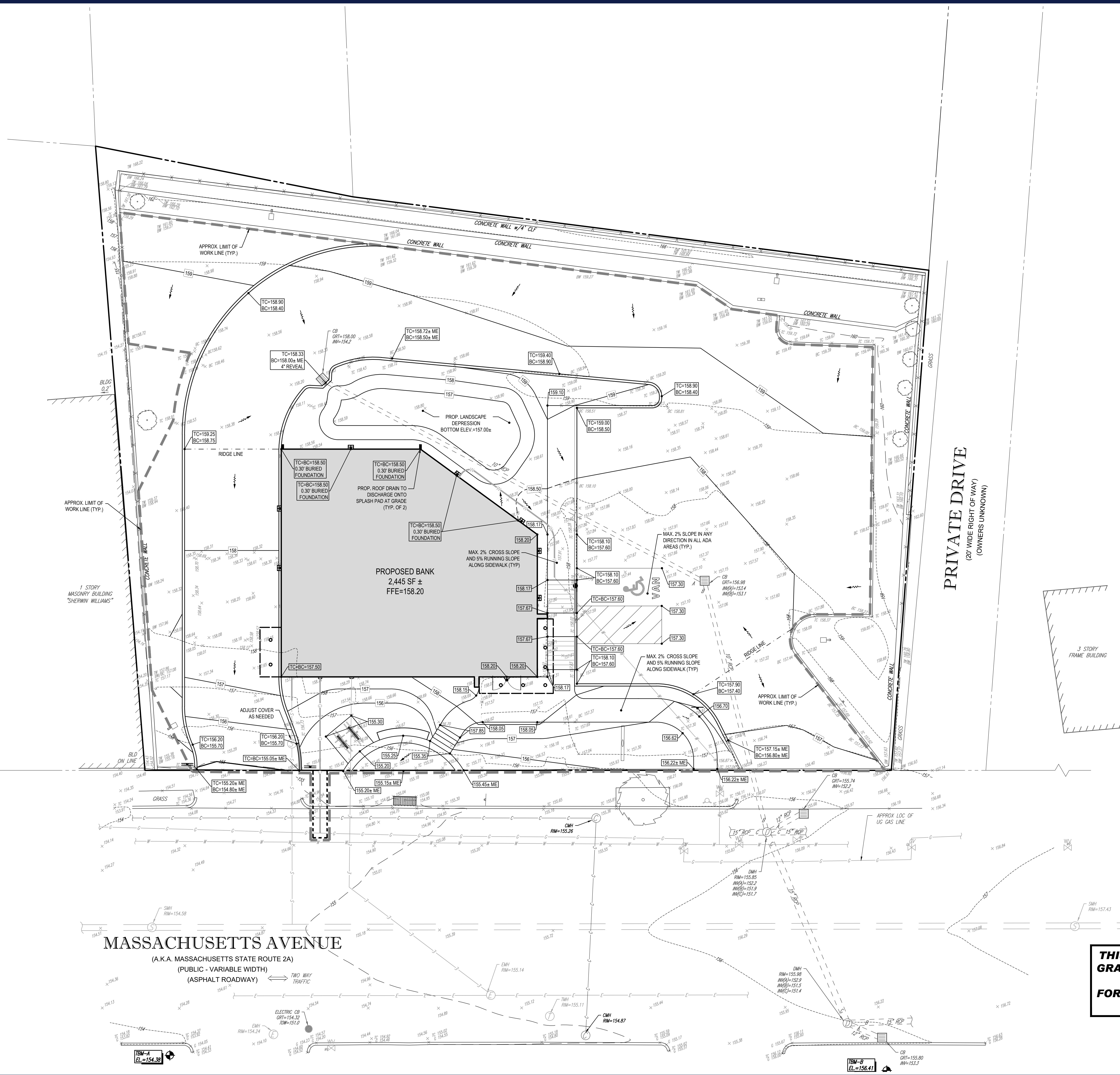
SHEET TITLE:

GRADING AND DRAINAGE PLAN

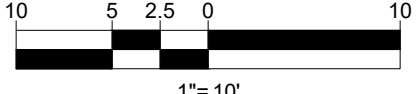
SHEET NUMBER:

C-401

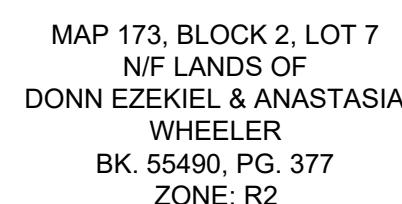
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MAP 173, BLOCK 2, LOT 4.B
N/F LANDS OF
TERESA SUGRUE TRUSTEE
JTZ REALTY TRUST
BK. 30170, PG. 43
ZONE R2

MAP 173, BLOCK 2, LOT 4.C
N/F LANDS OF
JEREMIAH F HORGAN &
MARILYN L. HORGAN
BK. 10369, PG. 113
ZONE: R2

MAP 173, BLOCK 2, LOT 4.A
N/F LANDS OF
1420 MASSACHUSETTS
AVENUE, LLC
BK. 67758, PG. 250
ZONE: R4

PRIVATE DRIVE
(20' WIDE RIGHT OF WAY)
(OWNERS UNKNOWN)

MAP 173, BLOCK 2, LOT 6.B
N/F LANDS OF
LEXINGTON DEVELOPMENT
REALTY TRUST
BK. 59343, PG. 556
ZONE B4

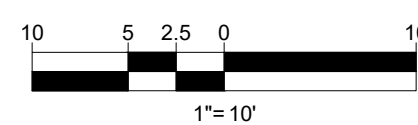
MAP 173, BLOCK 2, LOT 2
N/F LANDS OF
1406 MASSACHUSETTS AVENUE, LLC
BK. 48943, PG. 550
ZONE: B3

MASSACHUSETTS AVENUE

(A.K.A. MASSACHUSETTS STATE ROUTE 2A)

(PUBLIC - VARIABLE WIDTH)

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FOR ADDITIONAL GRADING & UTILITY
NOTES**



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PROJECT No.:	W161132
DRAWN BY:	CFD/NPD
CHECKED BY:	RMM
DATE:	01/21/2021
CAD I.D.:	W161132-TTB-0_24X36

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

— FOF

1420 MASSACHUSETTS
AVENUE, LLC
C/O BIERBRIER
DEVELOPMENT, INC.

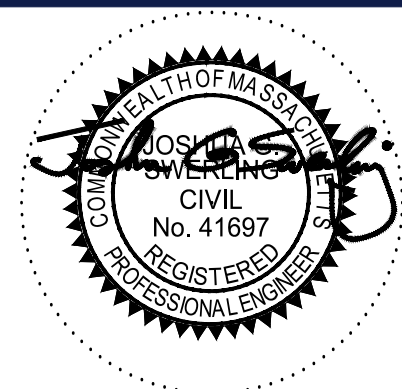
**PROPOSED
CITIZENS BANK REDEVELOPMENT**

**MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS**

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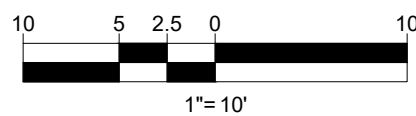
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

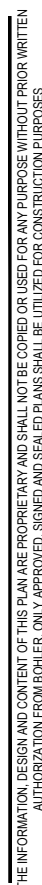
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SHEET TITLE

SHEET NUMBER:

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PROJECT

FOR

**PROPOSED
CITIZENS BANK REDEVELOPMENT**

**MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS**

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1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISBURTMENT OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1. SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB CALCIUM PER ACR OR 18.4 LB PER 1,000 SF USING 20-20-20 OR EQUIVALENT. 5% GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - 10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - 10.4. STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUTUREL BINDER SUCH AS CURFOSOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OF THE AROUND OF WETLAND DISTURBANCE.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

N.T.S.

LOCATION PROTECT AREA	MULCH STRAW	RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCelsior MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WIND SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

N.T.S.



N.T.S.



N.T.S.



- NOTES:
1. BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE PLACED SO THE BINDINGS ARE HORIZONTAL.
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE PROMPTLY AS NEEDED.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20% MAX
PUNCTURE	ASTM D-4633	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-5533	120 LBS
UV RESISTANCE	ASTM D-4355	40 HRS
APPROXIMATE OPENING SIZE	ASTM D-4951	40 US SIEVE
FLOW RATE	ASTM D-4941	40 GAL/MIN/SQ FT
PERMEABILITY	ASTM D-4941	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20% MAX
PUNCTURE	ASTM D-4633	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-5533	45 LBS
UV RESISTANCE	ASTM D-4355	40 HRS
APPROXIMATE OPENING SIZE	ASTM D-4951	20 US SIEVE
FLOW RATE	ASTM D-4941	200 GAL/MIN/SQ FT
PERMEABILITY	ASTM D-4941	1.5 SEC -1

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTECHILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 38 INCHES
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

DO NOT USE IN PAVED AREAS WHERE PONDING
MAY CAUSE TRAFFIC HAZARDS.

TO BE USED IN EXISTING RIGHT OF WAY

N.T.S.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDING
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

N.T.S.

[illegible]

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DRAWN BY:	CFD/N
CHECKED BY:	RM
DATE:	01/21/20
CAD I.D.:	W161132-TTB-0_24X

PROJECT:

FOR

1420 MASSACHUSETTS
AVENUE, LLC
C/O BIERBRIER
DEVELOPMENT, INC.

**PROPOSED
CITIZENS BANK REDEVELOPMENT**

MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

**352 TURNPIKE ROAD
LUTHBOROUGH, MA 01772**
Phone: (508) 499-0000

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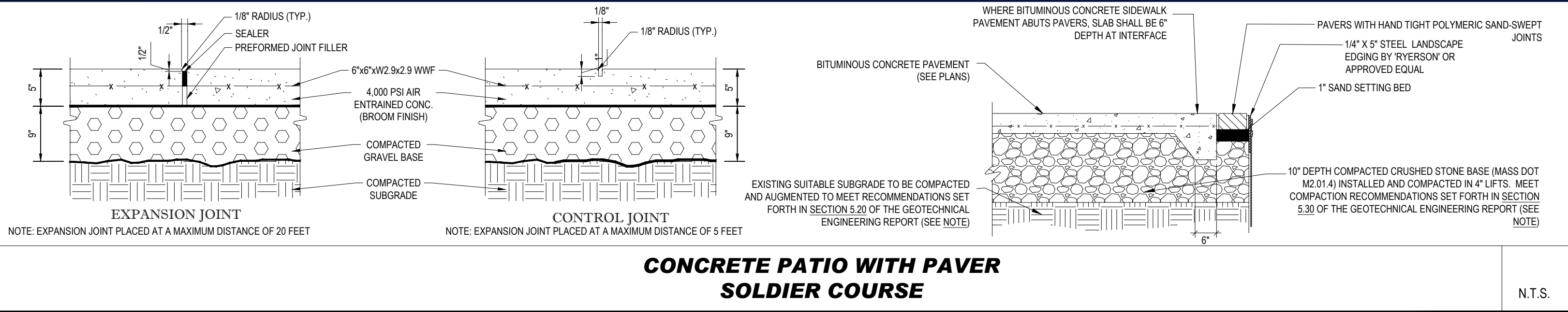


SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL NOTE
AND DETAILS**

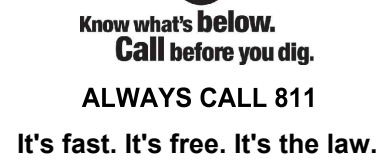
SHEET NUMBER

C-602

REVISION 2 - 03/05/21



LANDSCAPE SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	
SHADE TREES						
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMNAR RED MAPLE	2 1/2-3' CAL.	B+B	
SUBTOTAL:	2					
ORNAMENTAL TREES						
BNH	2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	10-12'	B+B	
SUBTOTAL:	2					
DECIDUOUS SHRUBS						
CSA	9	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	18-24"	B+B	
HME	11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	18-24"	CONTAINER	
HPG	2	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	24-30"	CONTAINER	
HPS	8	HYPERICUM PATULUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24"	CONTAINER	
DR	20	ILEX X VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY	18-24"	CONTAINER	
SUBTOTAL:	50					
EVERGREEN SHRUBS						
IGC	17	ILEX GLABRA 'COMPACTA'	DWARF INKBERY HOLLY	24-30"	B+B	
IGB	10	ILEX GLABRA 'GEM BOX'	DWARF INKBERY HOLLY	18-24"	CONTAINER	
RCS	1	RHOODOENDRON 'APRIL SNOW'	APRIL SNOW RHOODOENDRON	24-30"	CONTAINER	
RBX	13	RHOODOENDRON 'BIXBY'	BIXBY RHOODOENDRON	24-30"	CONTAINER	
SUBTOTAL:	41					
GROUND COVERS						
JHB	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER	
SUBTOTAL:	17					
PERENNIALS						
HHR	27	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER	
HMP	5	HEUCHERA MICHXANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	2 GAL.	CONTAINER	
SUBTOTAL:	32					

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DRAWN BY:	CFD/NPD
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PROJECT:

- FOR -

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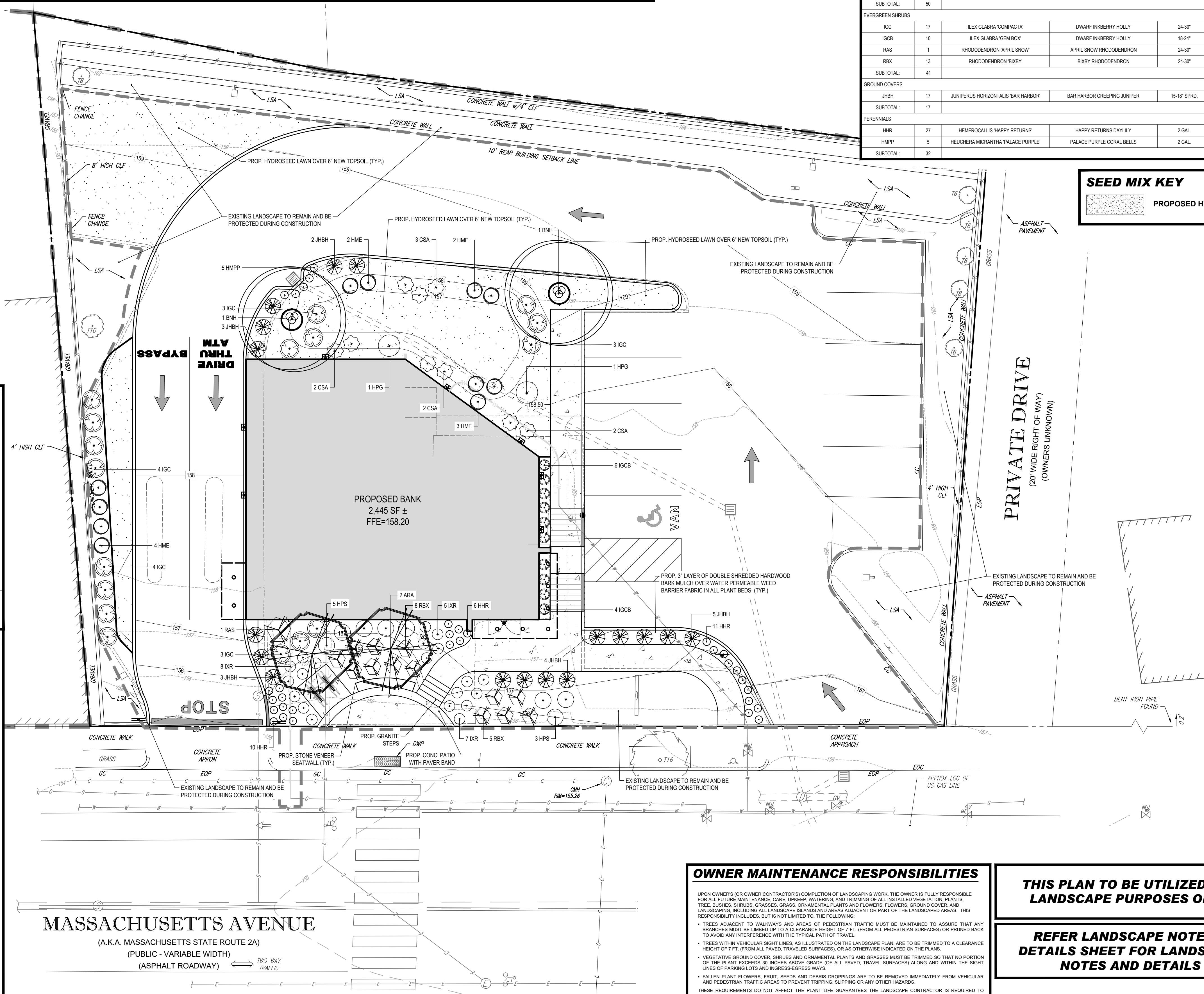
SHEET NUMBER:

C-701

REVISION 2 - 03/05/21



N.T.S.



UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPEEK, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, PERENNIALS, ANNUALS, OR OTHER PLANT MATERIALS. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS MAINTENANCE SHALL BE LIMITED TO THE MAINTENANCE OF THE PLANT MATERIALS ON ALL PEDESTRIAN SURFACES, OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.

TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT THIS TRAFFIC CAN PROCEED WITHOUT OBSTRUCTION OR HAZARD. BRANCHES OF TREES ADJACENT TO PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.

TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE TRIMMED TO A CLEARANCE OF 10 FEET FROM ALL VEHICULAR TRAVEL SURFACES. BRANCHES OF TREES ADJACENT TO VEHICULAR TRAVEL SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.

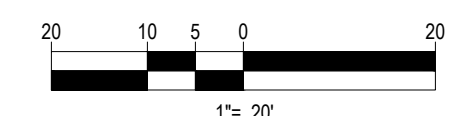
VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE VEGETATION OBSCURES THE VISION OF ANY VEHICULAR TRAVEL SURFACE. BRANCHES OF TREES ADJACENT TO VEHICULAR TRAVEL SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.

ALL TREES, SHRUBS, PERENNIALS, ANNUALS, OR OTHER PLANT MATERIALS MUST BE MAINTAINED TO AVOID ANY OBSTRUCTION OF VEHICULAR TRAFFIC. BRANCHES OF TREES ADJACENT TO VEHICULAR TRAVEL SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**

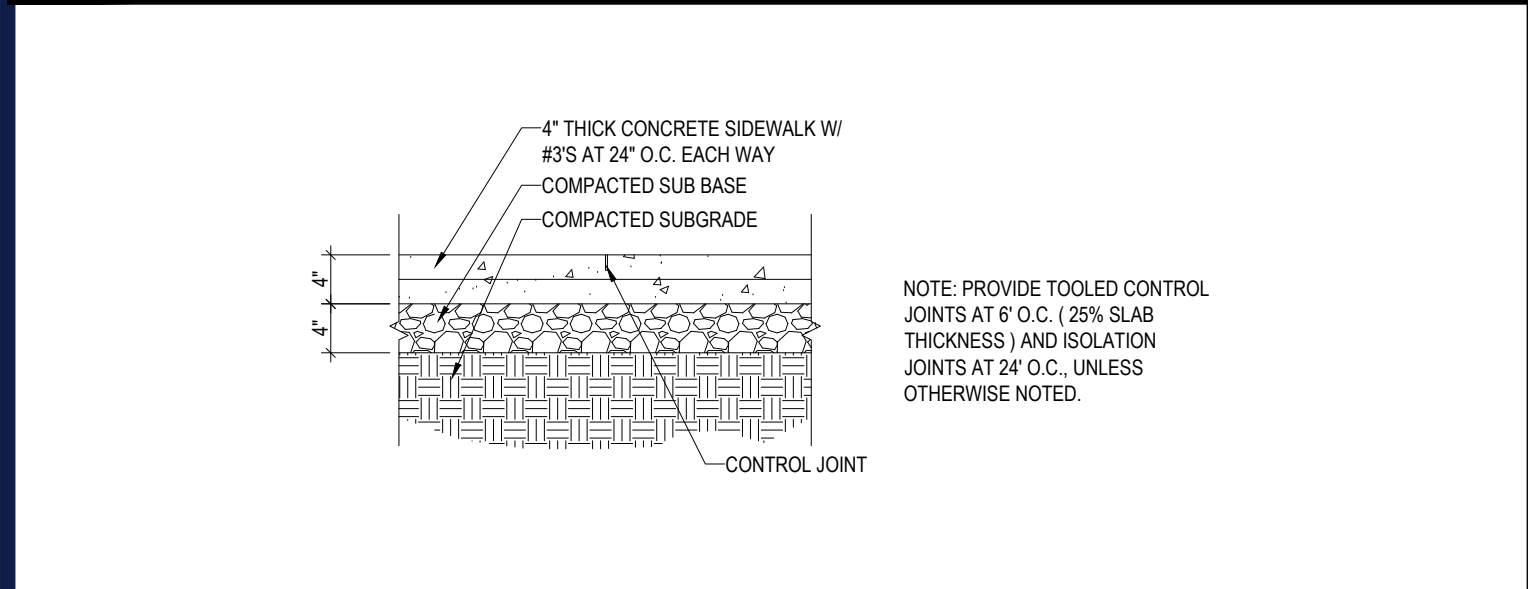
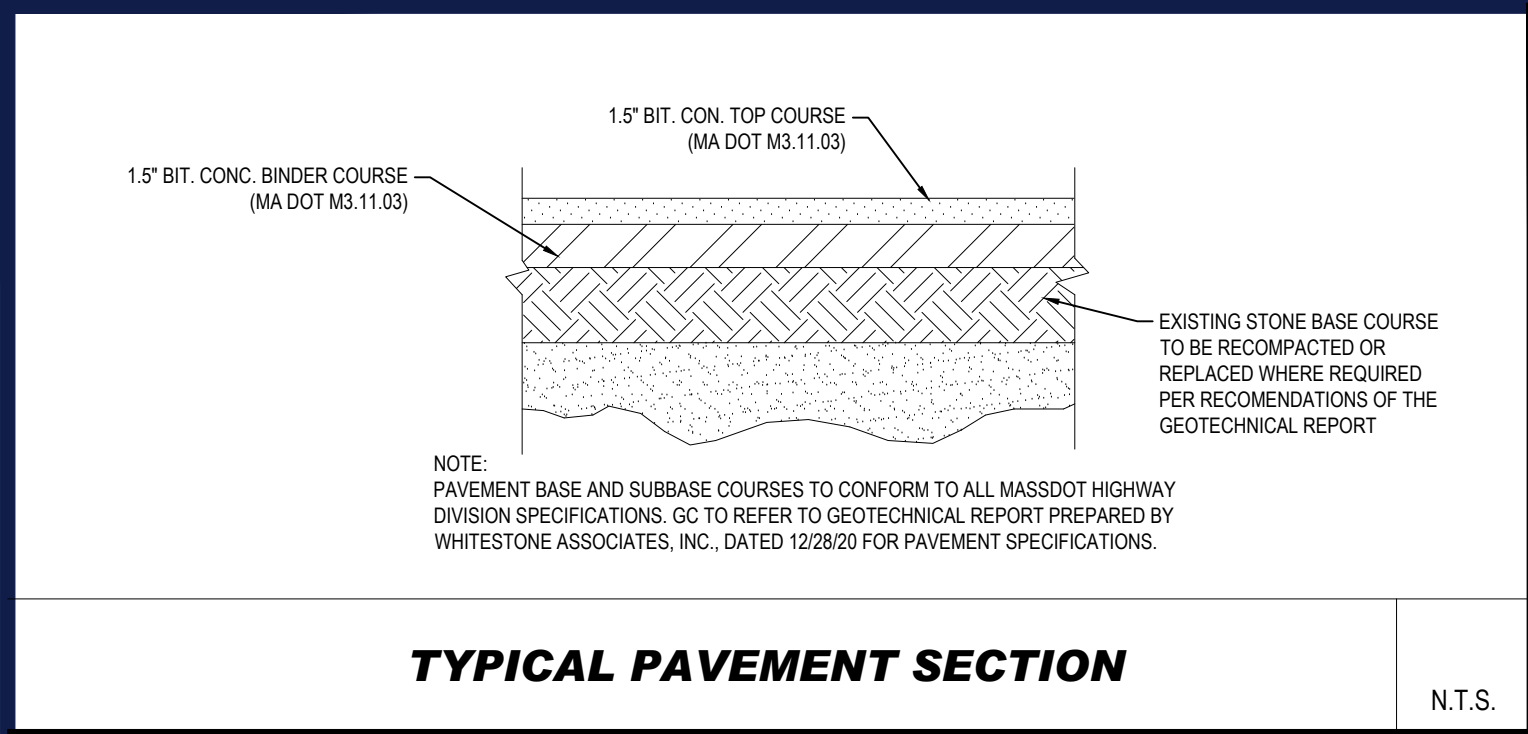


LANDSCAPE SPECIFICATIONS

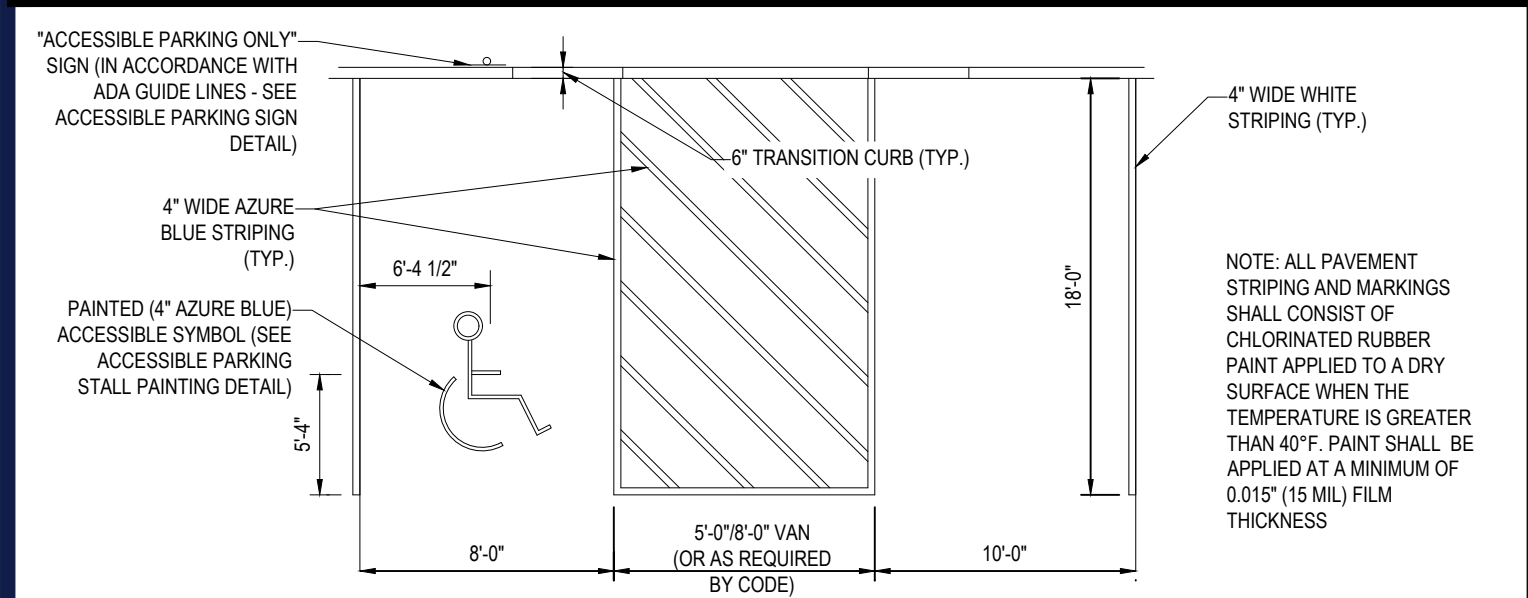
1.	SCOPE OF WORK:	LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
1.1.	THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	ACER RUBRUM BETULA VARIETIES CARPINUS VARIETIES CRATAEGUS VARIETIES KOELREUTERIA LIQUIDAMBAR STYRACIFLUA LIQUIDAMBAR TULIPIFERA PLATANUS X ACERIFOLIA FORNIAUS VARIETIES PRUNUS VARIETIES PYRUS VARIETIES QUERCUS VARIETIES TILIA TOMENTOSA ZELKOVA VARIETIES
2.	MATERIALS	
2.1.	GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS	
2.2.	TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETATIVE MATTER AND CLAY CLODS.	
2.3.	LEAK - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN	9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.
2.3.1.	LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.	9.8.1. 1 PART PEAT MOSS
2.3.2.	SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.	9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
2.4.	MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES DETAILS.	9.8.3. 3 PARTS TOPSOIL BY VOLUME
2.5.	FERTILIZER	9.8.4. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
2.5.1.	FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.	9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
2.5.2.	FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
2.6.	PLANT MATERIAL	9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
2.6.1.	ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN), IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.	9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
2.6.2.	PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.	9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
2.6.3.	TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR WIRE CUTS OF LIMBS OVER 1 1/2" WHICH HAVE NOT BEEN COMPLETELY CALLOUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH FRESH OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.	9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
2.6.5.	ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.	9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
2.6.6.	CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
2.6.7.	SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.	9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
2.6.8.	TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
3.	GENERAL WORK PROCEDURES	9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
3.1.	CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.	10. TRANSPLANTING (WHEN REQUIRED)
3.2.	WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
4.	SITE PREPARATIONS	10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
4.1.	BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
4.2.	ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.	10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
4.3.	CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
5.	TREE PROTECTION	10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
5.1.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	11. WATERING
5.2.	A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE," OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.	11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
5.3.	WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.	11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
5.4.	AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.	11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
6.	SOIL MODIFICATIONS	12. GUARANTEE
6.1.	CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.	12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
6.2.	LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL	

REVISION 2 - 03/05/21

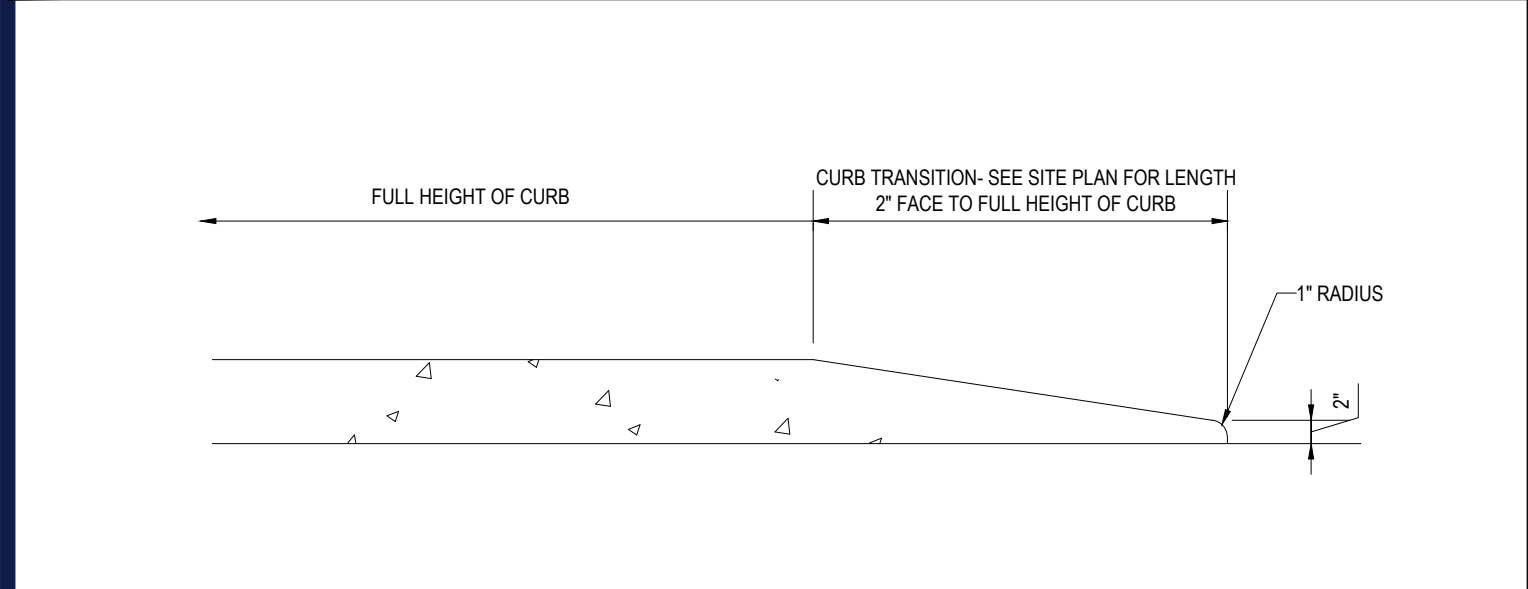
\\BOHLER\ENG\NET\SHARES\MA-PROJECTS\1616112\DRAWINGS\PLAN SET\REV\21W112.CVL...-LAYOUT: C-901.DETL



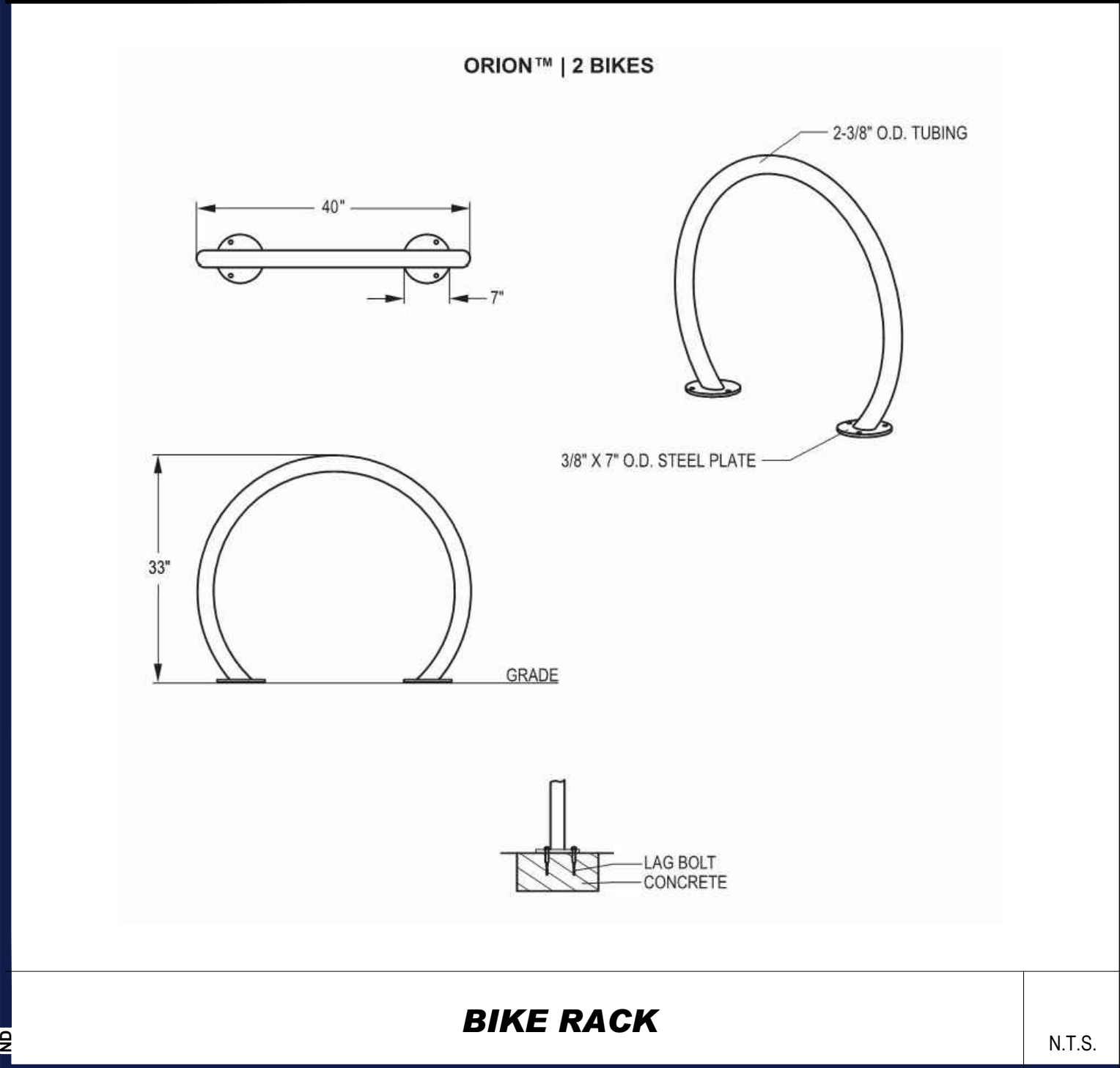
TYPICAL CONCRETE SIDEWALK SECTION N.T.S.



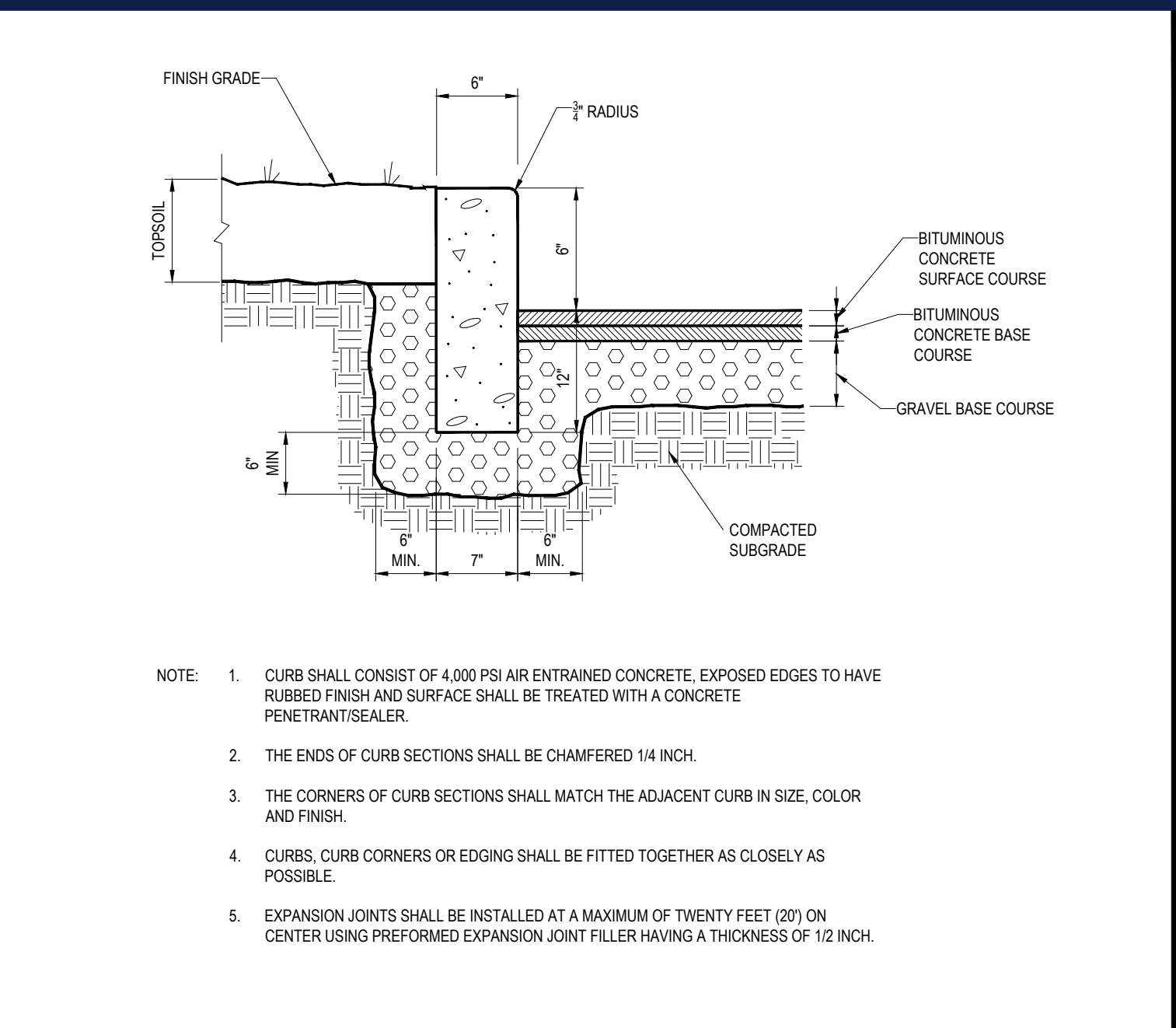
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING N.T.S.



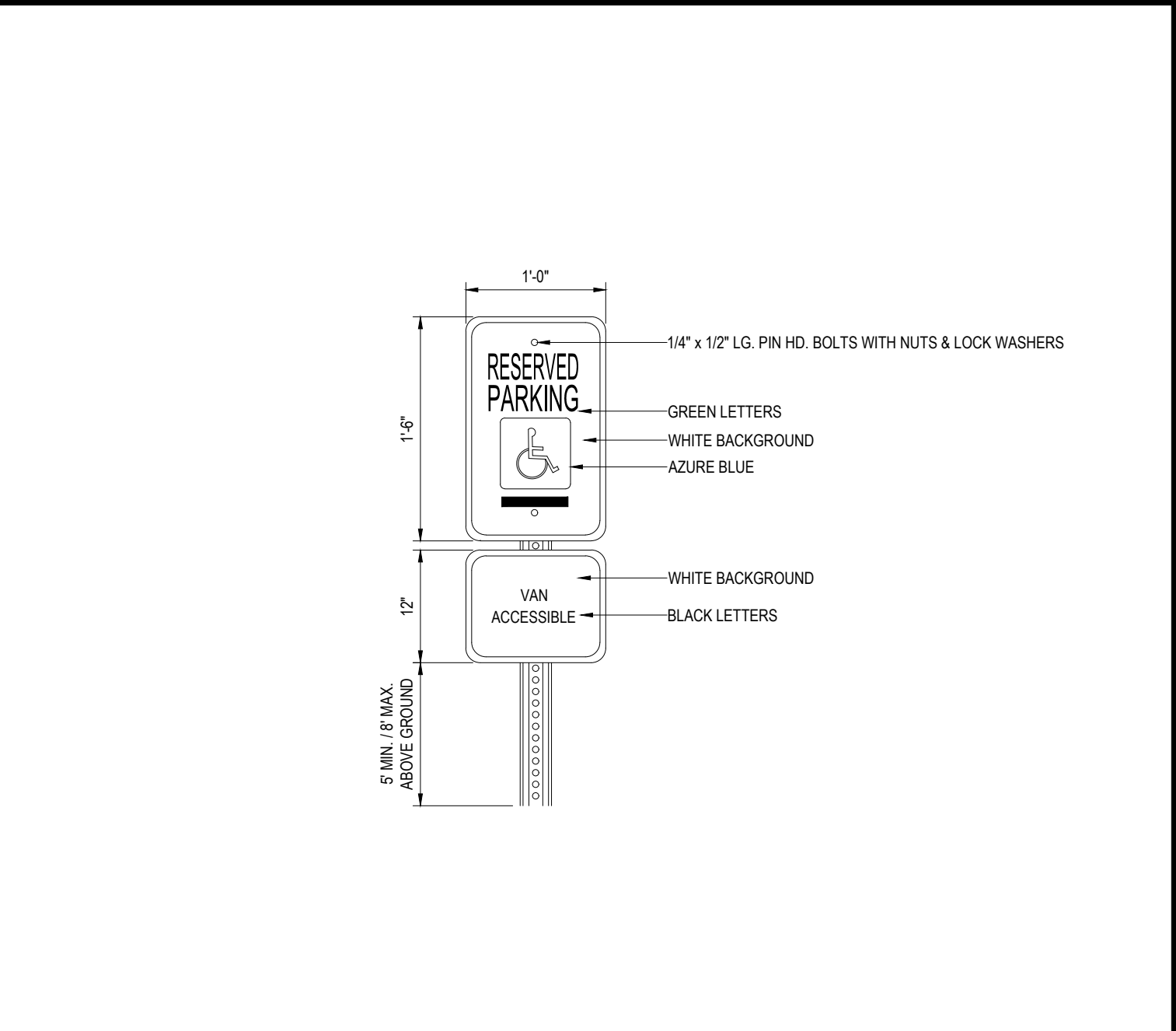
TRANSITION CURB N.T.S.



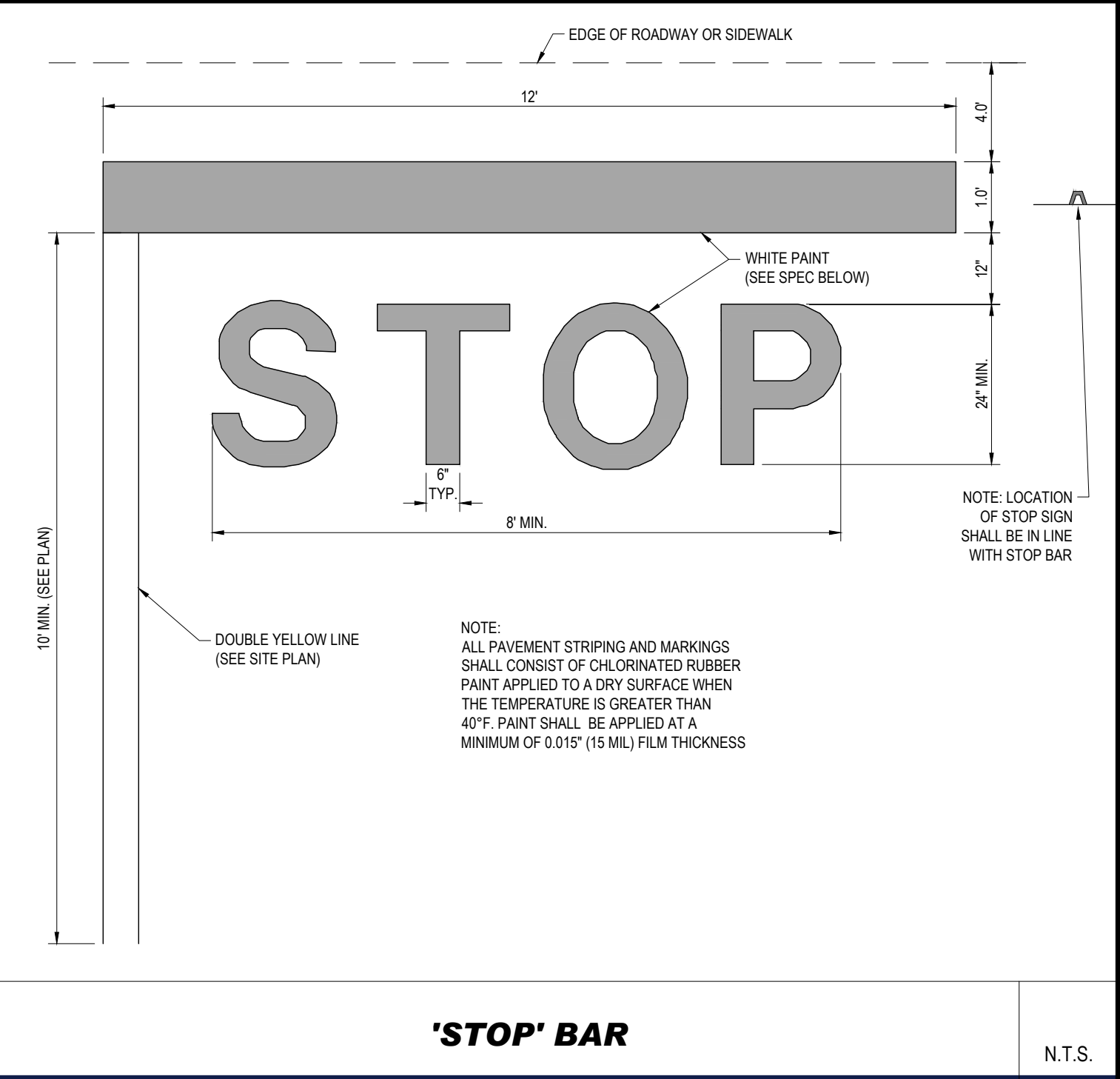
BIKE RACK N.T.S.



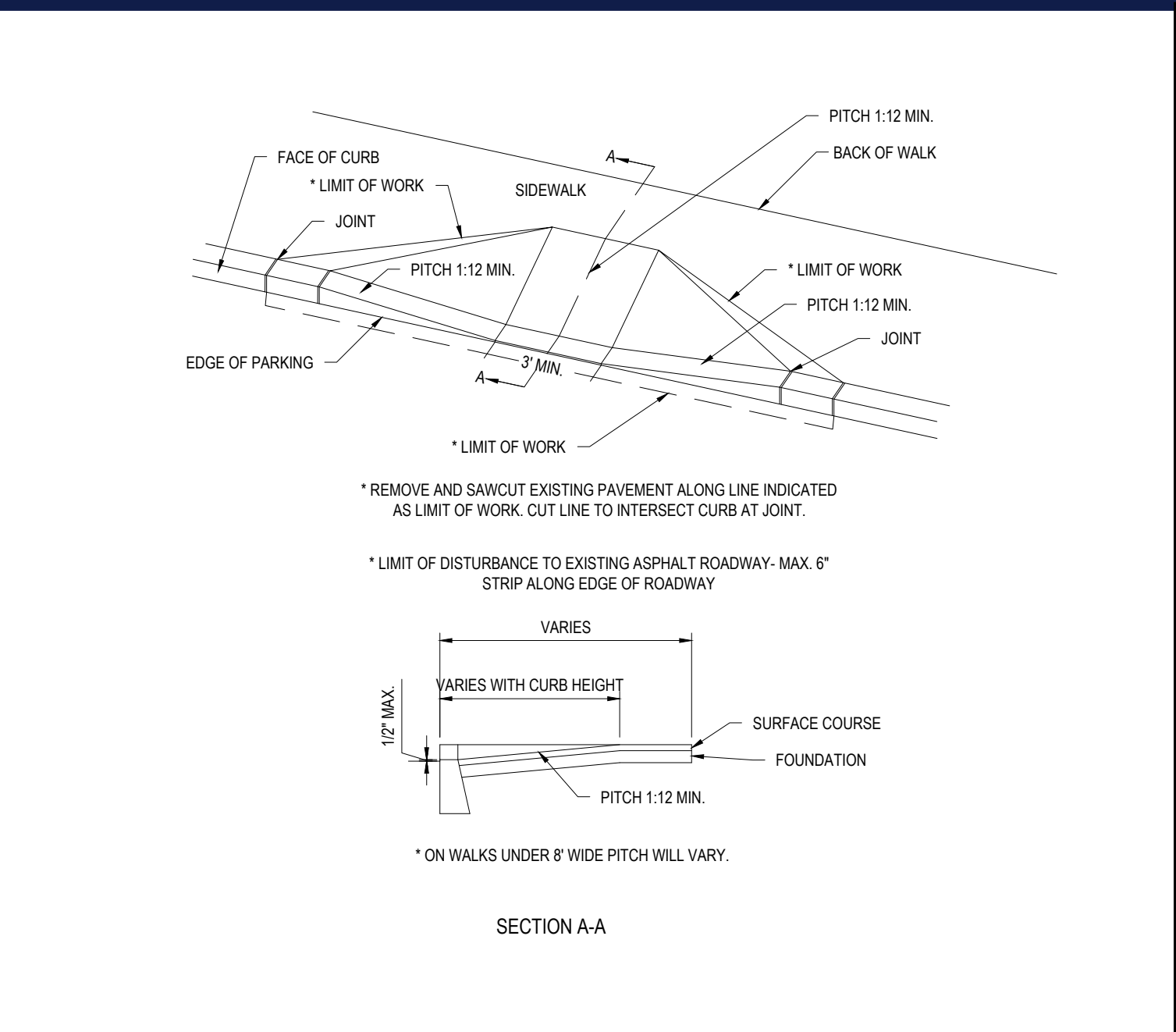
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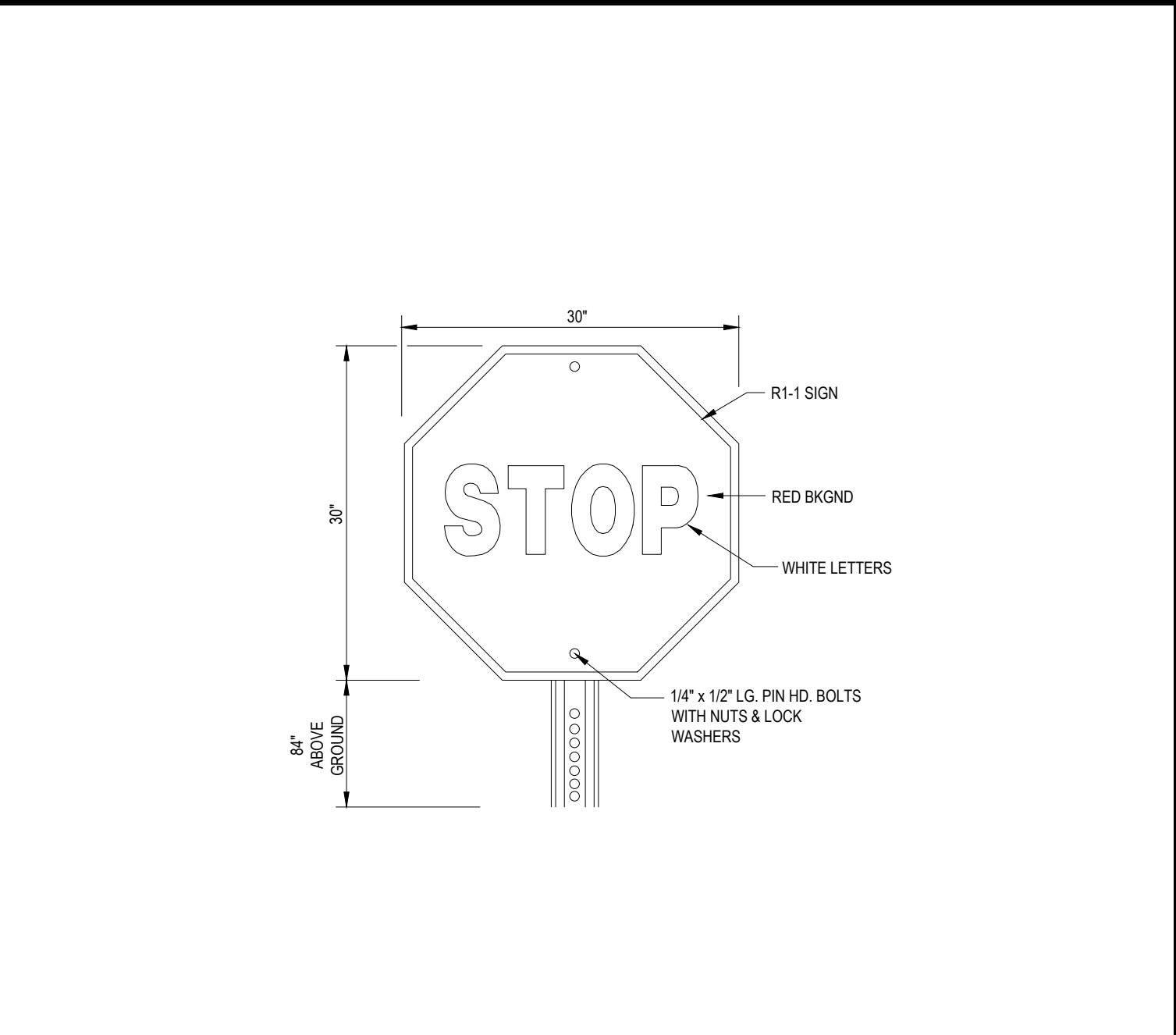
ACCESSIBLE PARKING SIGN N.T.S.



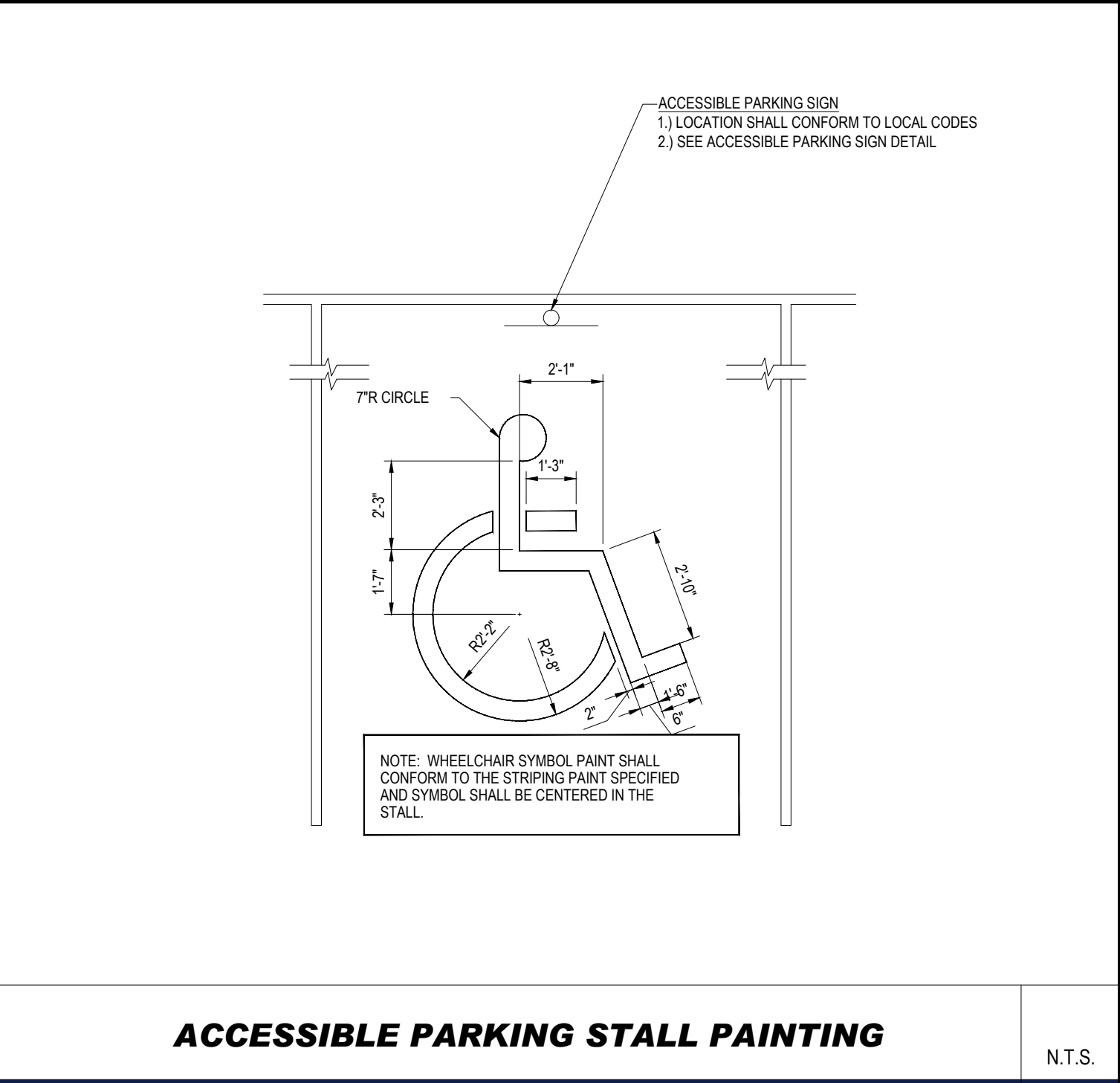
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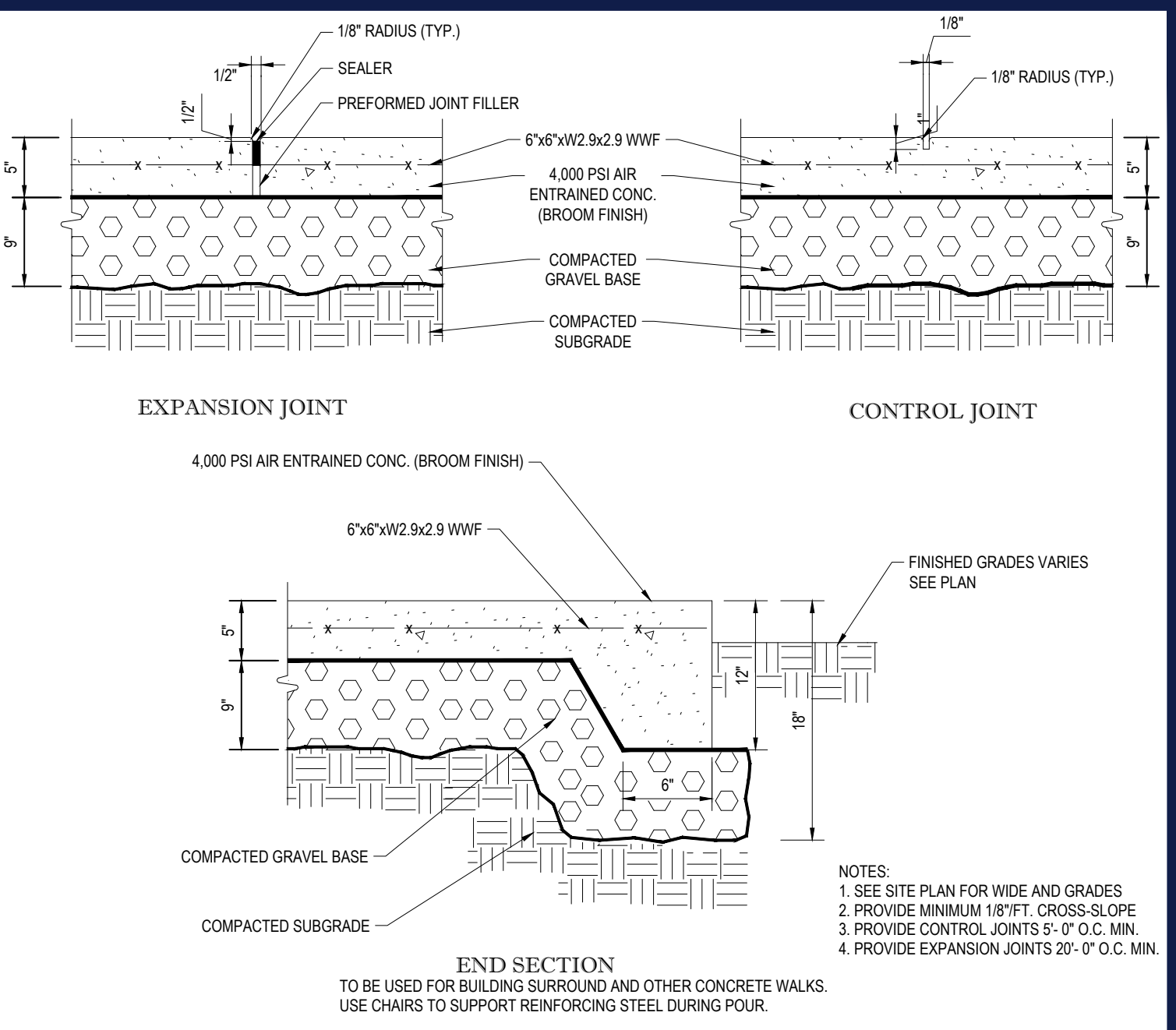
WHEELCHAIR RAMP N.T.S.



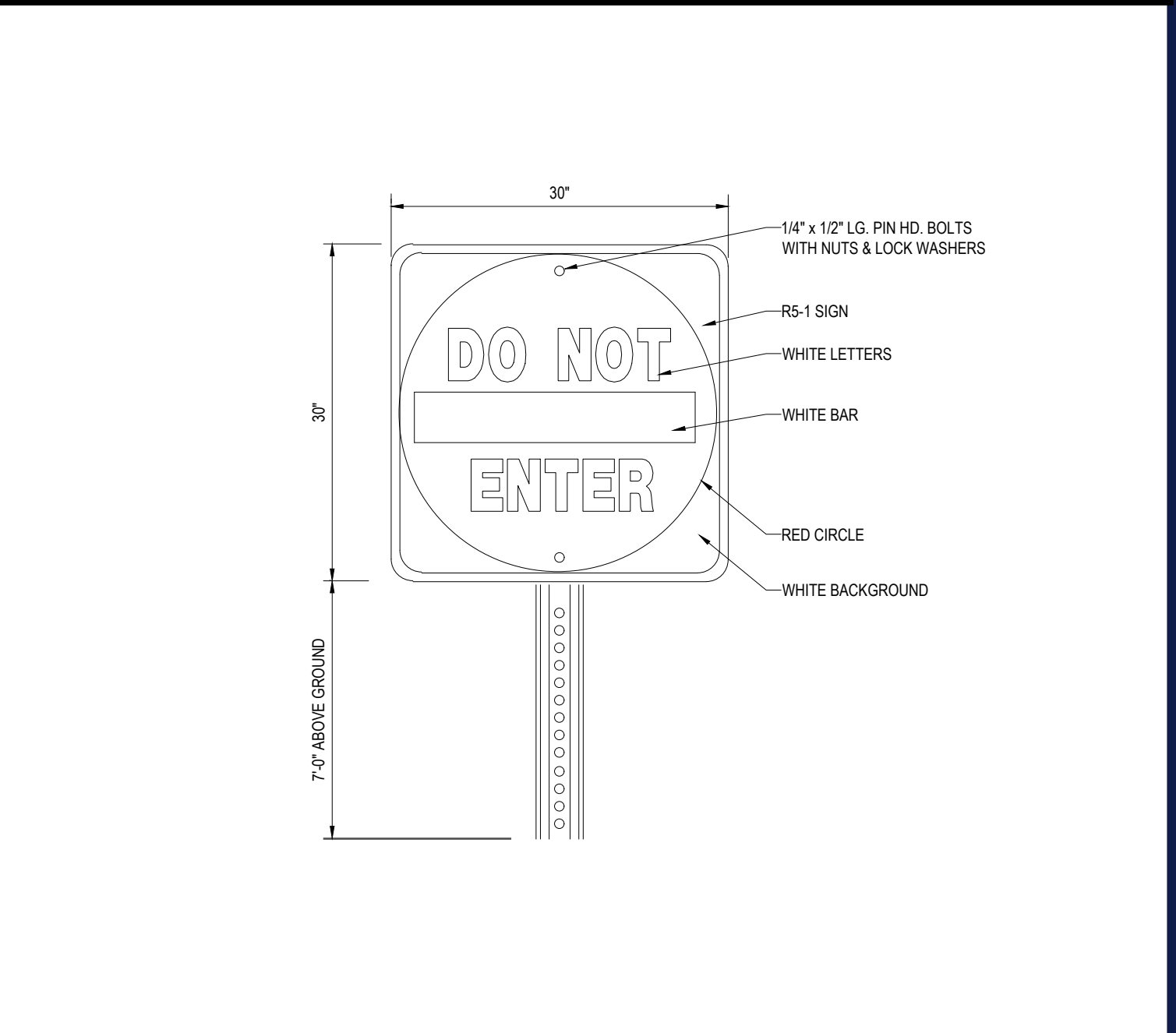
'STOP' SIGN N.T.S.



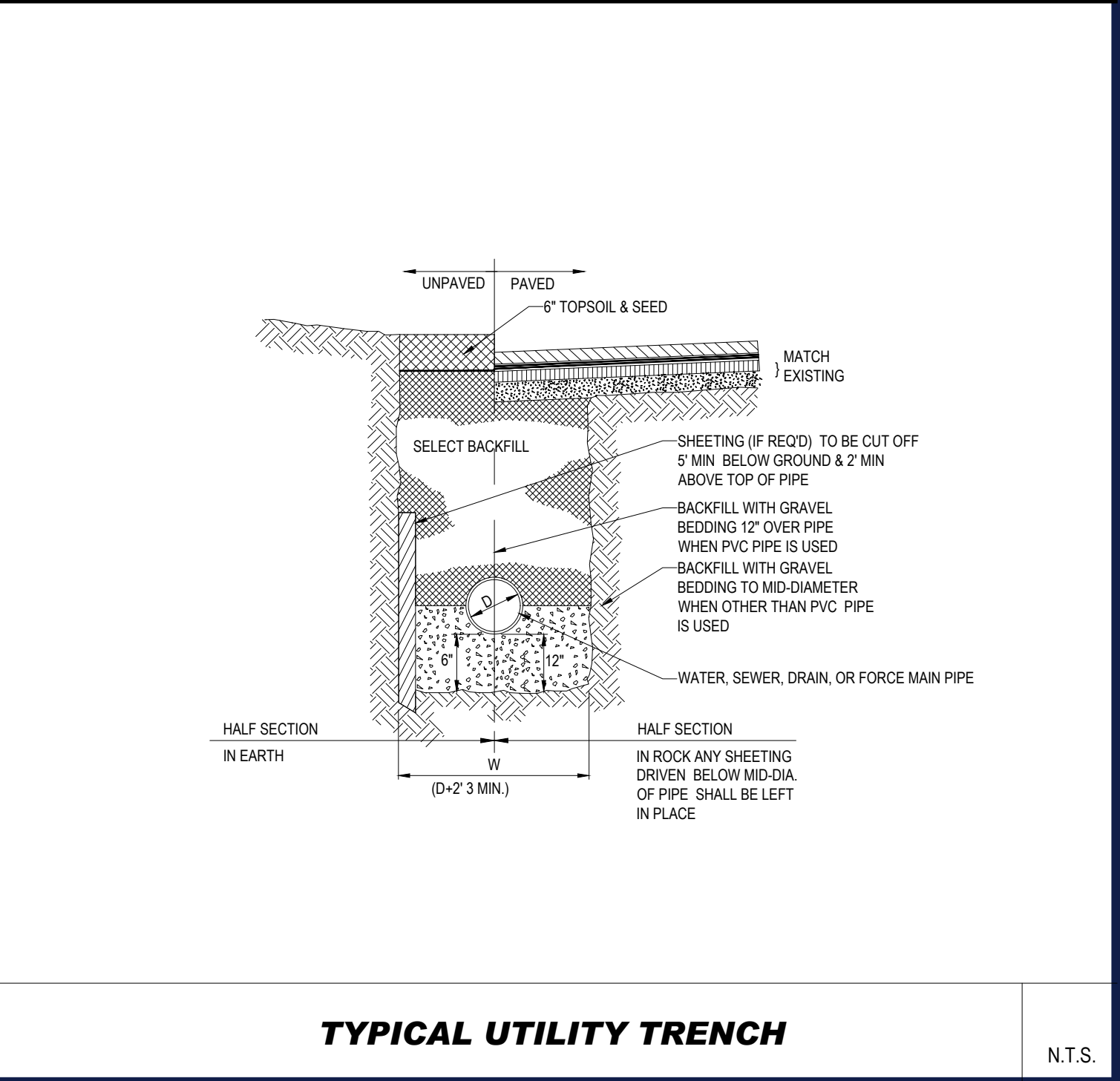
ACCESSIBLE PARKING STALL PAINTING N.T.S.



MONOLITHIC CONCRETE SIDEWALK AND CURB N.T.S.



"DO NOT ENTER" SIGN N.T.S.



TYPICAL UTILITY TRENCH N.T.S.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
TRAFFIC ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	02/22/21	PER TOWN COMMENTS	NPD	RMM
2	03/05/21	PER TOWN COMMENTS	NPD	RMM

811

Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W161132
DRAWN BY: CFDP/NDP
CHECKED BY: RMM
DATE: 01/21/2021
CAD ID: W161132-TTB-0_24X36

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
1420 MASSACHUSETTS AVENUE, LLC
C/O BIERBRIER DEVELOPMENT, INC.
PROPOSED CITIZENS BANK REDEVELOPMENT
MAP #173, BLOCK #2, LOT #4.A
1420 MASSACHUSETTS AVENUE
TOWN OF ARLINGTON
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
No. 41697
CIVIL

SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 2 - 03/05/21

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

- LEGEND
- 124 --- EXISTING CONTOUR
 - 125 --- EXISTING SPOT ELEVATION
 - × TC 123.45 EXISTING TOP OF CURB ELEVATION
 - × G 122.95 EXISTING GUTTER ELEVATION
 - × TW 123.45 EXISTING TOP OF WALL ELEVATION
 - × BW 122.95 EXISTING BOTTOM OF WALL ELEVATION
 - × FF 123.45 EXISTING FINISHED FLOOR ELEVATION
 - HYDRANT
 - WATER VALVE
 - GAS VALVE
 - APPROX. LOC. UNDERGROUND ELECTRIC LINE
 - APPROX. LOC. UNDERGROUND CABLE LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - APPROX. LOC. UNDERGROUND GAS LINE
 - AREA LIGHT
 - VACUUM
 - SIGN
 - BOLLARD
 - PAINTED ARROWS
 - DMH DRAINAGE/STORM MANHOLE
 - EMH ELECTRIC MANHOLE
 - SMH SANITARY/SEWER MANHOLE
 - TMH TELEPHONE MANHOLE
 - CB CATCH BASIN OR INLET
 - TREE & TRUNK SIZE
 - PARKING SPACE COUNT
 - DEPRESSED CURB
 - DWP DETECTABLE WARNING PAD
 - SWL SOLID WHITE LINE
 - DYL DOUBLE YELLOW LINE
 - HT HEIGHT
 - BLDG BUILDING
 - BFFA BUILDING FOOTPRINT AREA
 - INV INVERT ELEVATION
 - GRT GRATE ELEVATION
 - TOW TOP OF WATER
 - BUILDING DIMENSION
 - GC GRANITE CURB
 - CC CONCRETE CURB
 - UG UNDER GROUND
 - CLF CHAIN LINK FENCE
 - DOC DEPRESSED CURB
 - EOC EDGE OF CONCRETE
 - EOP EDGE OF PAVEMENT
 - LSA LANDSCAPED AREA
 - (TYP) TYPICAL

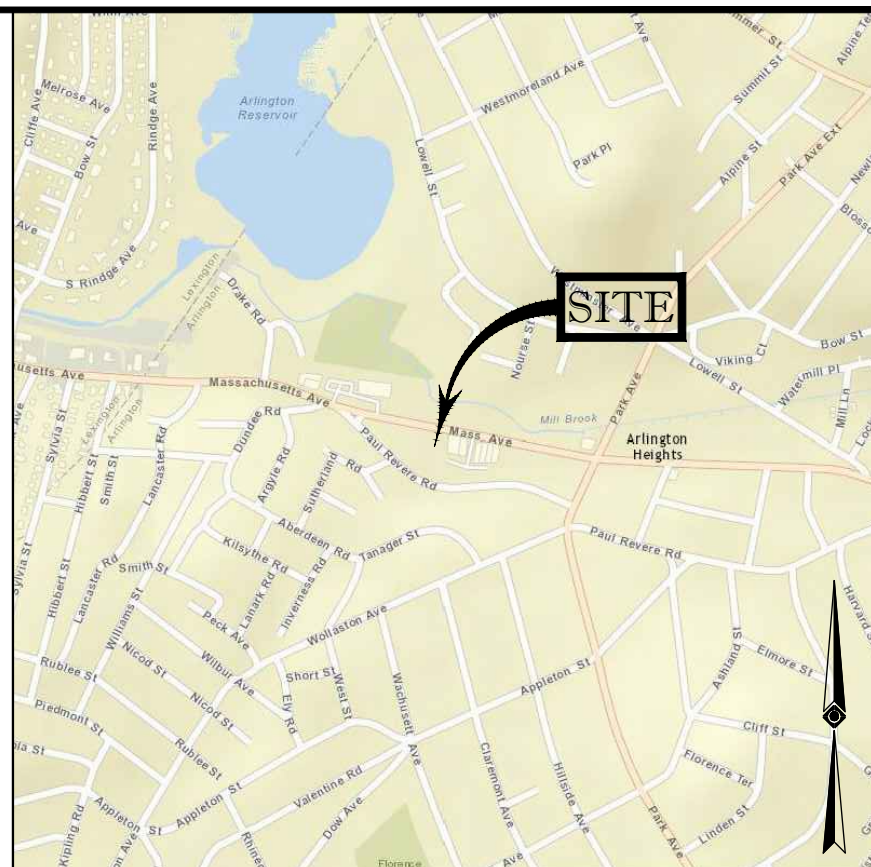
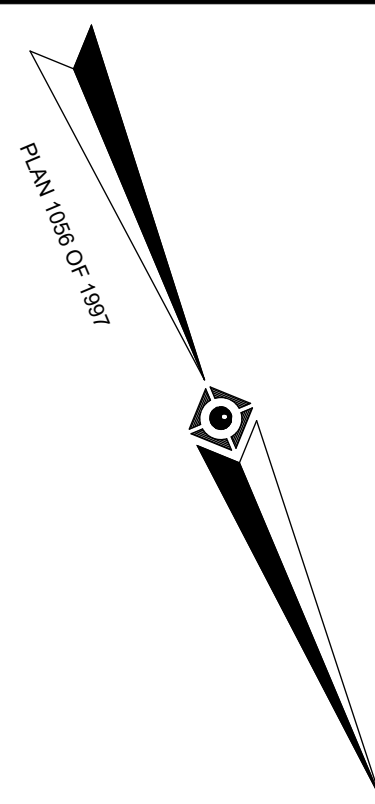
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800-288-2020
VERIZON	800-922-0204
ZAYO	866-364-0033
COMCAST	800-334-6489
CENTURYLINK	866-642-0444
CROWN CASTLE NG NETWORKS	855-913-4237
MCI	888-624-5622
MBTA	800-392-6100
RCN	800-748-4726
EVERSOURCE ELECTRIC	800-592-2000
NATIONAL GRID GAS	800-233-5325
ALCONQUIN GAS/SPECTRA ENERGY	617-254-4050
FIRSTLIGHT - WAVEGUIDE	617-892-9700



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
(NOT TO SCALE)

NOTES:

- PROPERTY KNOWN AS LOT 1, BLOCK 1 AS SHOWN ON THE TOWN OF ARLINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS. MAP NO. 170.
 - AREA = 19,727 SQUARE FEET OR 0.453 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:
- | | |
|--|--------------------|
| TBM-A: MAG NAIL SET IN BRICK SIDEWALK, | ELEVATION = 154.38 |
| TBM-B: MAG NAIL SET IN BRICK SIDEWALK, | ELEVATION = 156.41 |
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #173.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656," MAP NUMBER 25017C0416C, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON BELONGING TO JOSEPH H. EATON," PREPARED BY J.O. GOODWIN, DATED DECEMBER 1895, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS.
- MAP ENTITLED "PLAN OF LAND, 1406 MASSACHUSETTS AVE, ARLINGTON, MA," PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DATED MARCH 9, 2010, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN NO. 464 OF 2010.
- MAP ENTITLED "PHASE II PAUL REVERE CROSSING CONDOMINIUM, MODIFICATION, MASTER DEED PLAN IN ARLINGTON, MA (MIDDLESEX COUNTY)," PREPARED BY ROBER SURVEY, DATED SEPTEMBER 19, 2013, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 800 OF 2013.
- MAP ENTITLED "SITE PLAN, 65-67 PAUL REVERE ROAD, CONDOMINIUM," PREPARED BY CCR ASSOCIATES, INC., DATED MARCH 12, 2012, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 177 OF 2012.
- MAP ENTITLED "PAUL REVERE CROSSING CONDOMINIUM, MASTER DEED PLAN IN ARLINGTON, MA (MIDDLESEX COUNTY)," PREPARED BY ROBER SURVEY, DATED APRIL 1, 2013, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 217 OF 2013.
- MAP ENTITLED "SUBDIVISION OF LAND IN ARLINGTON - MASS.," PREPARED BY JOSEPH J. SULLIVAN, DATED JUNE 1969, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN NO. 659 OF 1969.
- MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA (MIDDLESEX COUNTY)," PREPARED BY H&R SURVEY, DATED AUGUST 18, 1997, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN NO. 1058 OF 1997.
- MAP ENTITLED "SUBDIVISION PLAN OF LAND, ARLINGTON, MASS.," PREPARED BY SELWYN & KIRWIN ASSOCIATES, DATED DECEMBER 4, 1979, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 1527 OF 1979.
- MAP ENTITLED "ALTA/ACSM LAND TITLED SURVEY, PREPARED FOR CITIZENS BANK, CITIZENS FINANCIAL GROUP, 1420 MASSACHUSETTS AVENUE, CITY OF ARLINGTON, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS," PREPARED BY MILLMAN SURVEYING, DATED APRIL 18, 2006, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 1564 OF 2006.
- MAP ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON MASS.," PREPARED BY JOS. J. SULLIVAN, DATED DECEMBER, 1952, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS, PLAN 96 OF 1953.
- MAP ENTITLED "BOSTON EDISON COMPANY, TRANSMISSION AND DISTRIBUTION DEPT.," RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 7343, PAGE 58.
- UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE
- UNDERGROUND COMMUNICATION LINE MAPPING PROVIDED BY RCN
- PLAN SET ENTITLED "SITE REDEVELOPMENT PLANS FOR BIERBRIER DEVELOPMENT, INC. #1406 MASSACHUSETTS AVENUE, ARLINGTON, MA.," DATED AUGUST 19, 2009, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

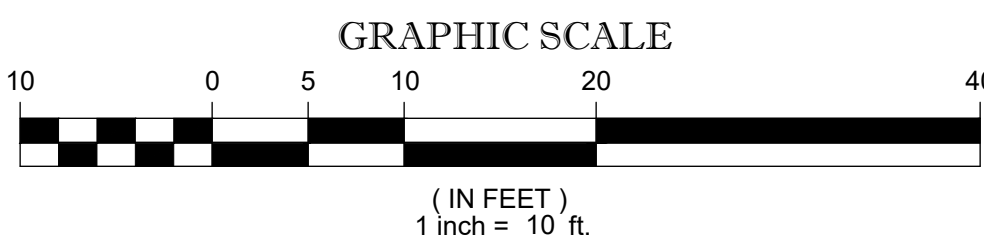


8-28-20
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

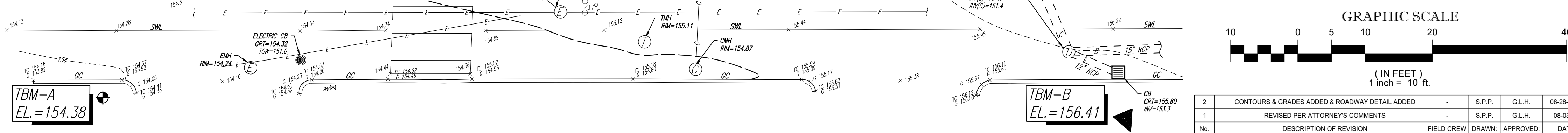
FIELD DATE	6-30-16	BOUNDARY AND TOPOGRAPHIC SURVEY 1420 MASSACHUSETTS AVENUE, LLC 1420 MASSACHUSETTS AVENUE LOT 4.A, BLOCK 2, MAP 173 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD BOOK NO.	71-72		
FIELD BOOK PGS.	16-03MA		
FIELD CREW	B.S.B.		
DRAWN:	INDO	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX	MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 CHALFONT, PA 215.712.9600 WARREN, NJ 908.668.0999

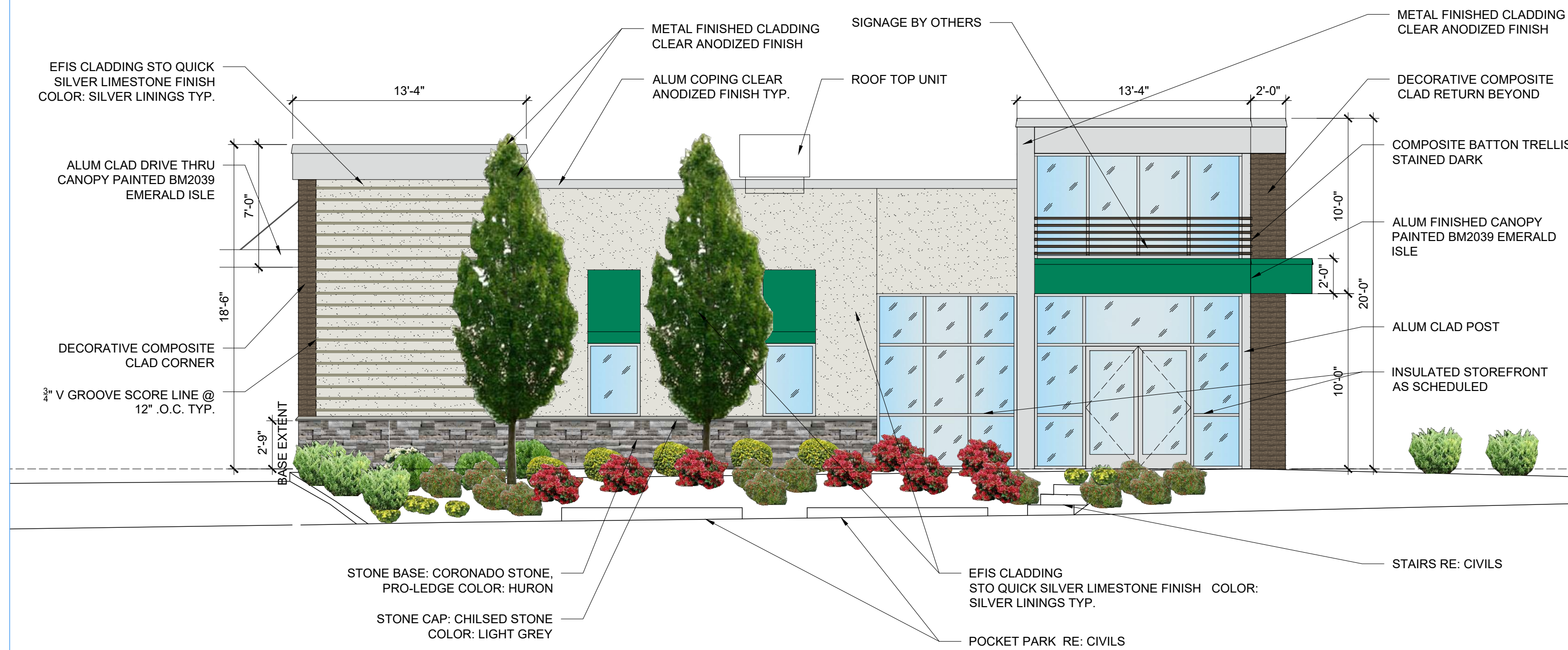
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
S.P.P.	G.L.H.	7-15-16	1"=10'	03-160131A	1 OF 1



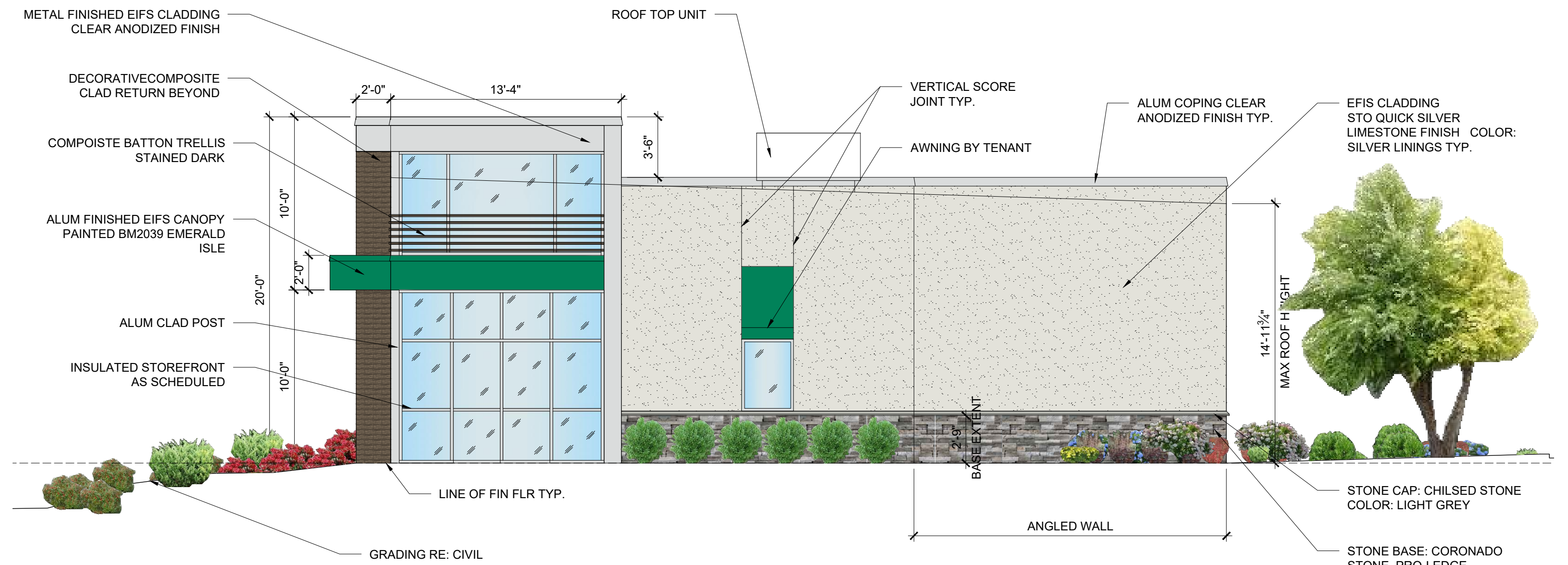
MASSACHUSETTS AVENUE

(A.K.A. MASSACHUSETTS STATE ROUTE 2A)
(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY)

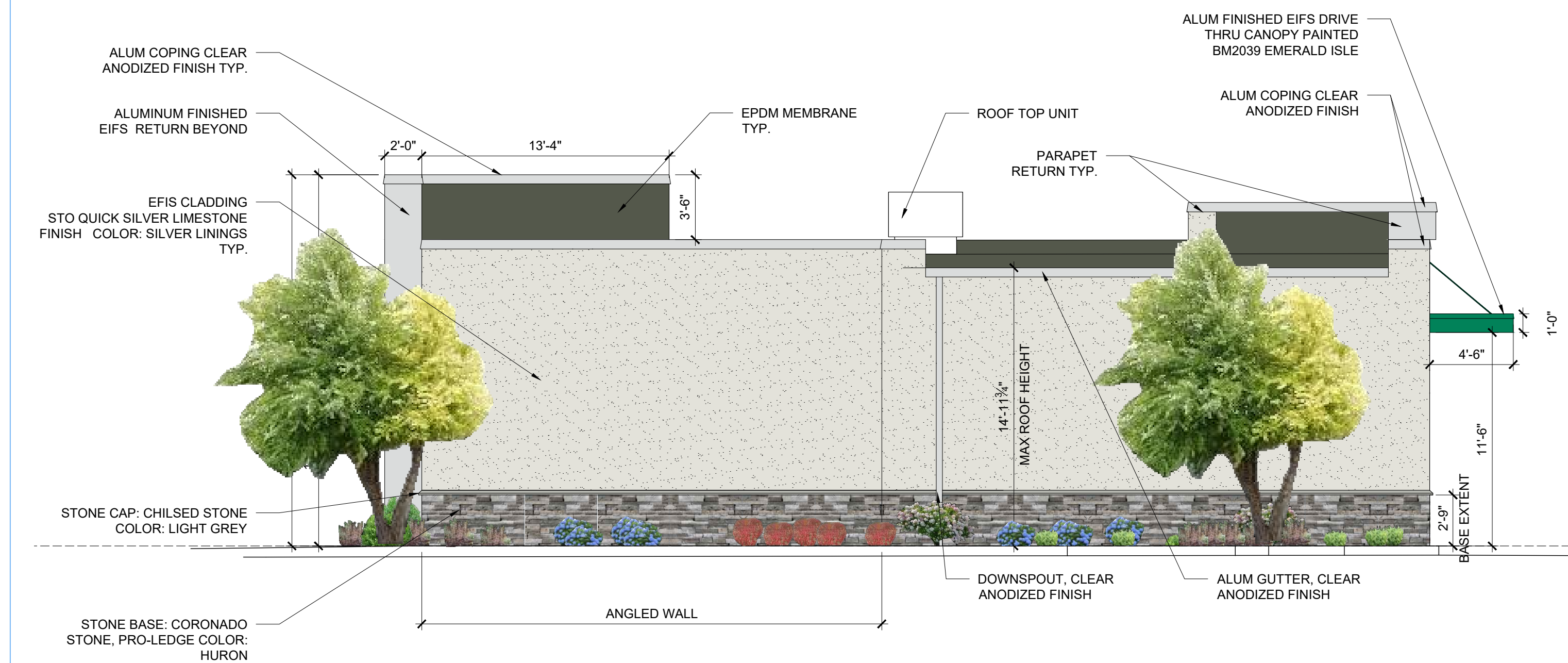




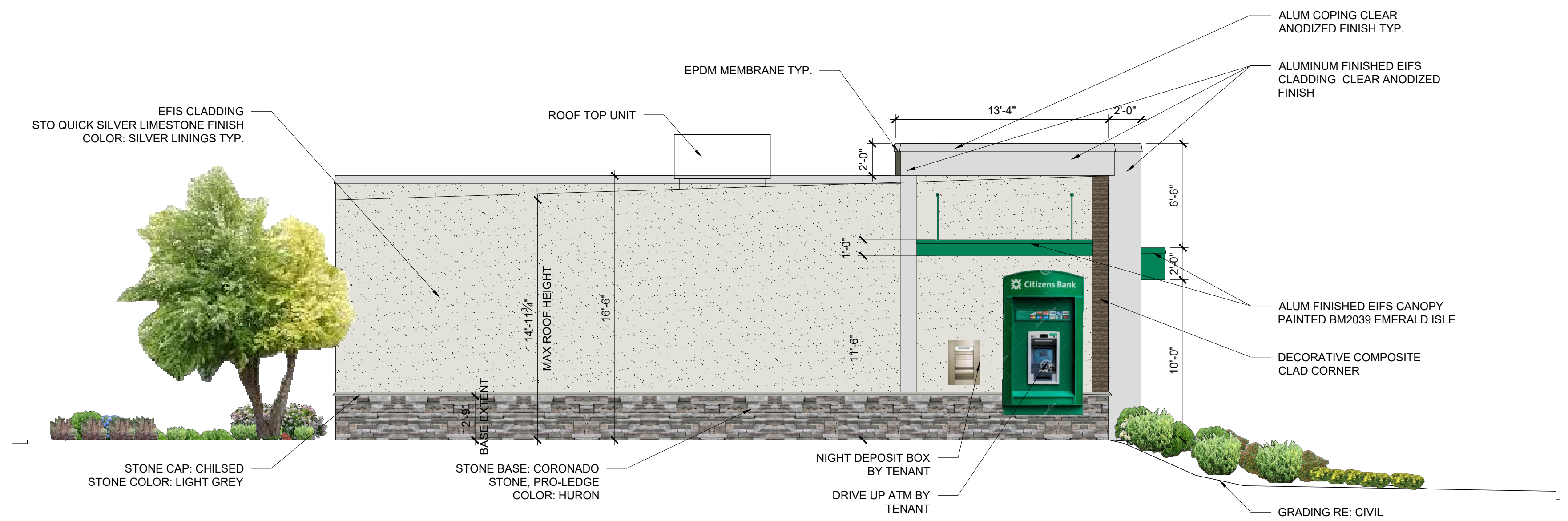
PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)
SCALE: 3/16"-1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/16"-1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16"-1'-0"



PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)
SCALE: 3/16"-1'-0"



SIGN SUBMITTAL PACKAGE

Arlington Heights

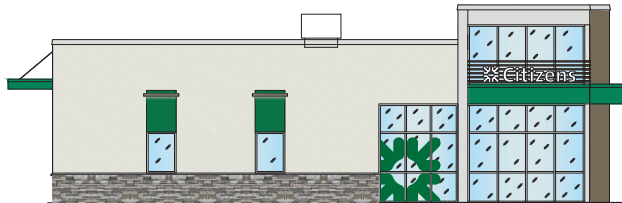


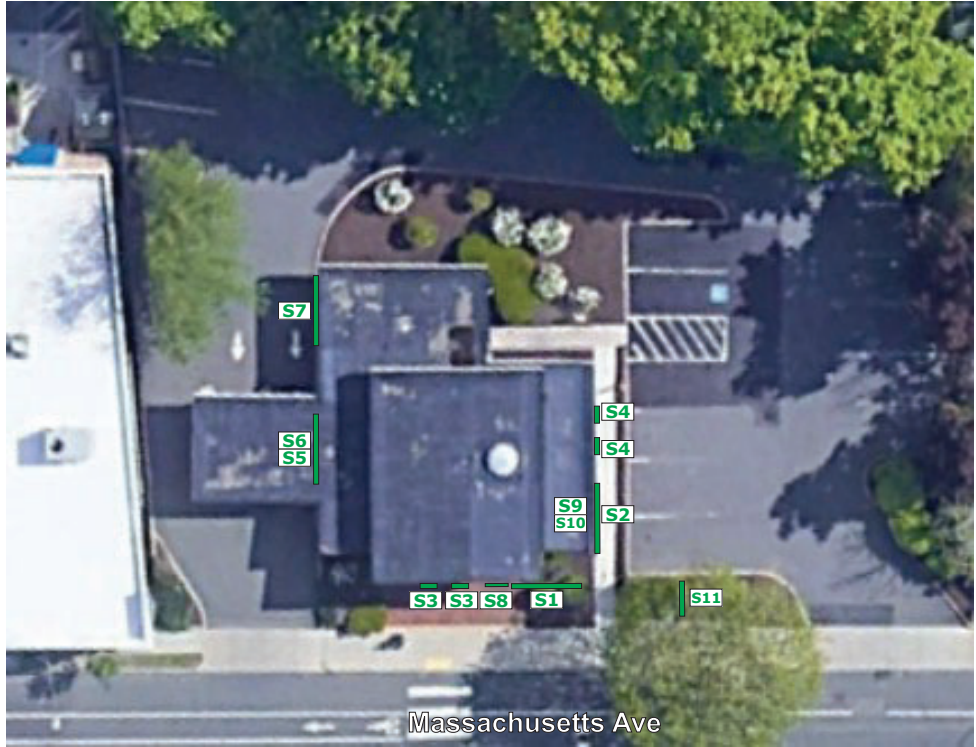
TABLE OF CONTENTS					VARIANCE		
GENERAL NOTES & PERMIT TIMES	PAGE	SIGN TYPE	SQ.FT.	COLOR	REQUIRED?	EXPLANATION (IF REQ.)	
	2	Site map					
		Massachusetts Avenue					
	3	S1 - ICLL-2-18 - Illum. White channel letters	15.09	White	No		
	4	S3 - ALB-1 - Green awning with light bar	-	Green	No		
	11	S8 - Green window vinyl 77" H x 73" W	-	Green	No		
	7	S9 - DHR-2 - Door hours double doors	-	White	No		
	7	S10 - DH-1 - Door handles	-	Green	No		
		Total Sign Area Requested this Elevation	15.09				
		Right Side (West) Entry Elevation					
	5	S2 - ICLL-2-18 - Illum. White channel letters	15.09	White	Yes		
	6	S4 - ALB-1 - Green awning with light bar	-	Green	No		
		Total Sign Area Requested this Elevation	15.09				
		Left Side (East) Drive Thru					
	It is recommend for Electrician to put all exterior signage on a single circuit with a timer or photo-cell to allow for signs to illuminate at night only.	8	S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.	-	Green	No	
		8	S6 - ATM-NGP-1 - ATM network panel	-	Gray	No	
			S7 - Removed from scope	10.5	Green	Yes	
		Total Sign Area Requested this Elevation	10.5				
		Freestanding Signage					
11		S11 - D/F Pylon Sign Reface					
12		Code Check					
		Total Sign Area Allowable	40				
		Total Sign Area Requested	40.68				
		Difference	0.68				
CONTACTS		APPROVAL STAMP:		This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes the custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.			
PROJECT MANAGER: Devin White CITIZENS BANK PROJECT MANAGER:							
CITIZENS BANK DESIGN MANAGER:							

/2021
Heights

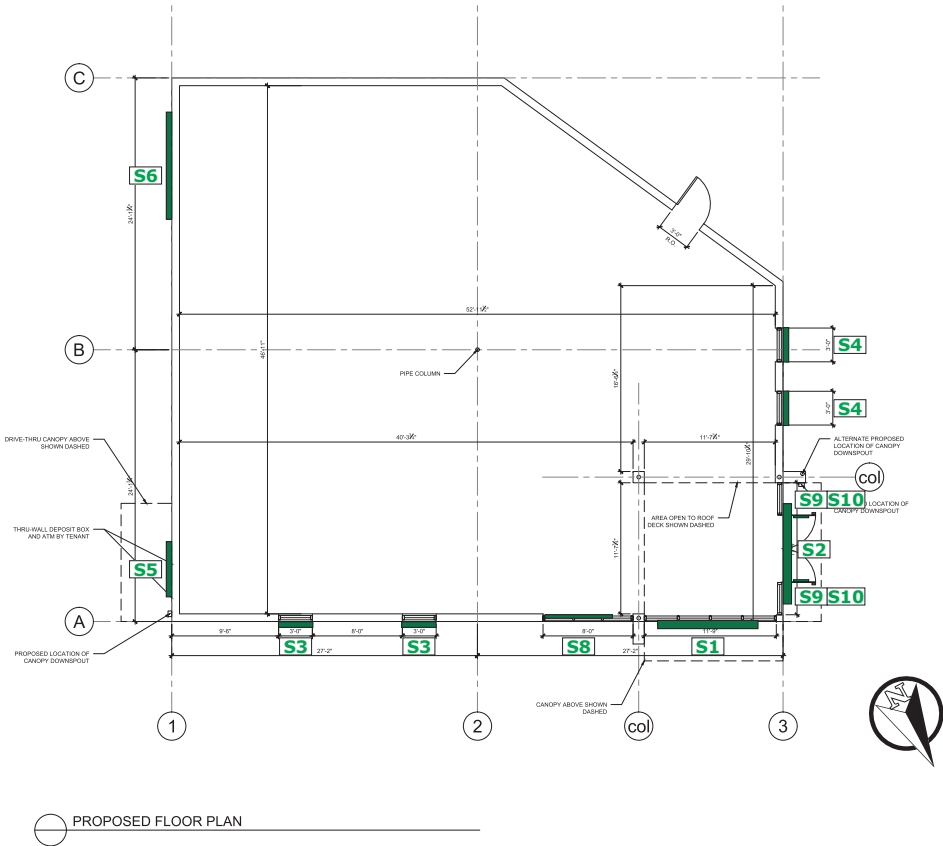
Page 1 of 13



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Massachusetts Ave



PROPOSED FLOOR PLAN



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BRANCH NUMBER: R/C NUMBER:

REQUIRES VARIANCE: ☐ NO ☐ YES ☐ TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:

Devin White

CITIZENS BANK PROJECT MANAGER:

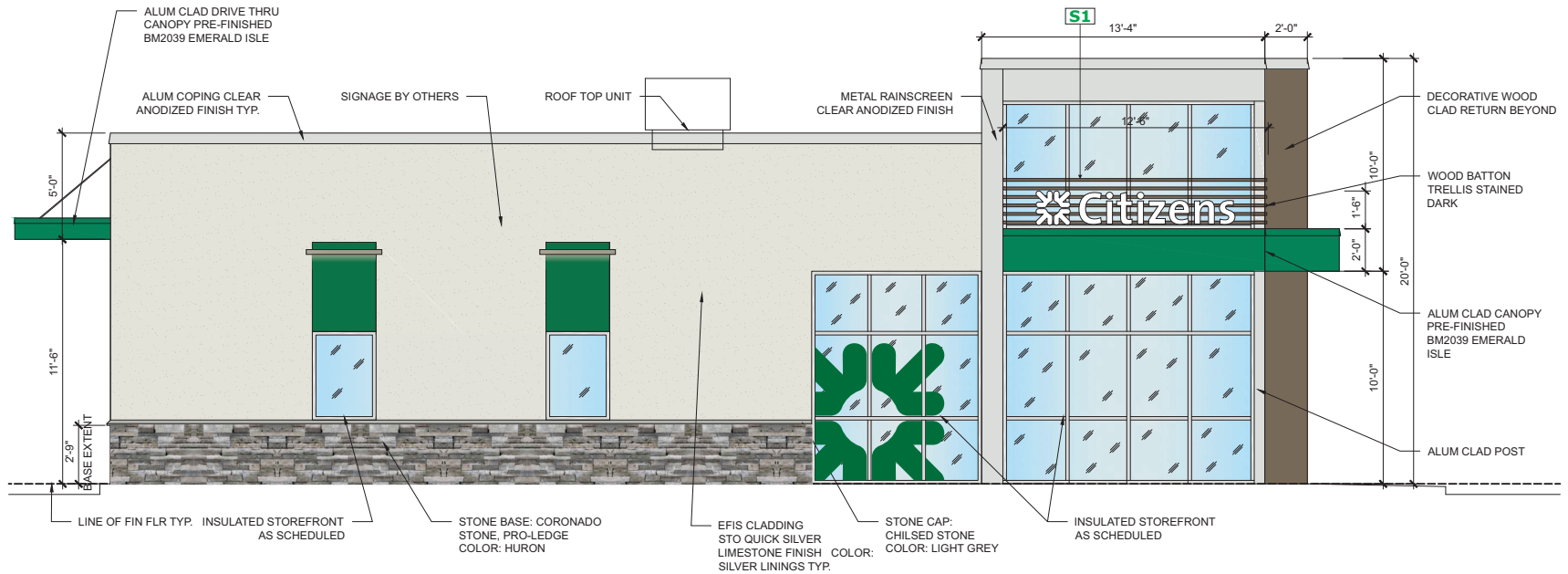
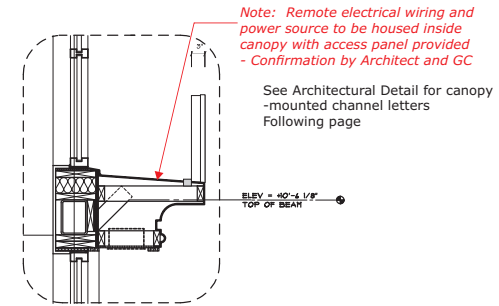
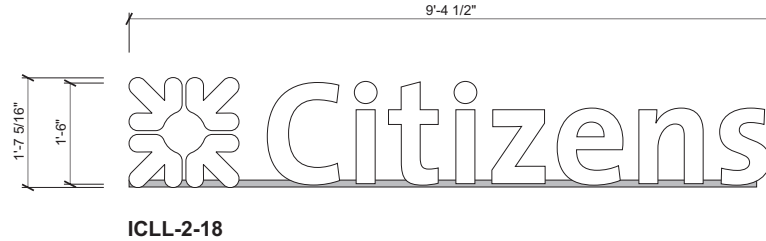
CITIZENS BANK DESIGN MANAGER:

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SITE MAP

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S1 - ICLL-2-18- Channel Letters, White - illuminated, Horizontal 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
 Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.



PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)
 SCALE: 3/16"-1'-0"



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 BRANCH NAME & ADDRESS:
 Citizens - Arlington Heights
 1420 Massachusetts Avenue
 Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
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CONTACTS
 PROJECT MANAGER:
 Devin White
 CITIZENS BANK PROJECT MANAGER:
 CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

MARKET STREET

Page 3 of 13

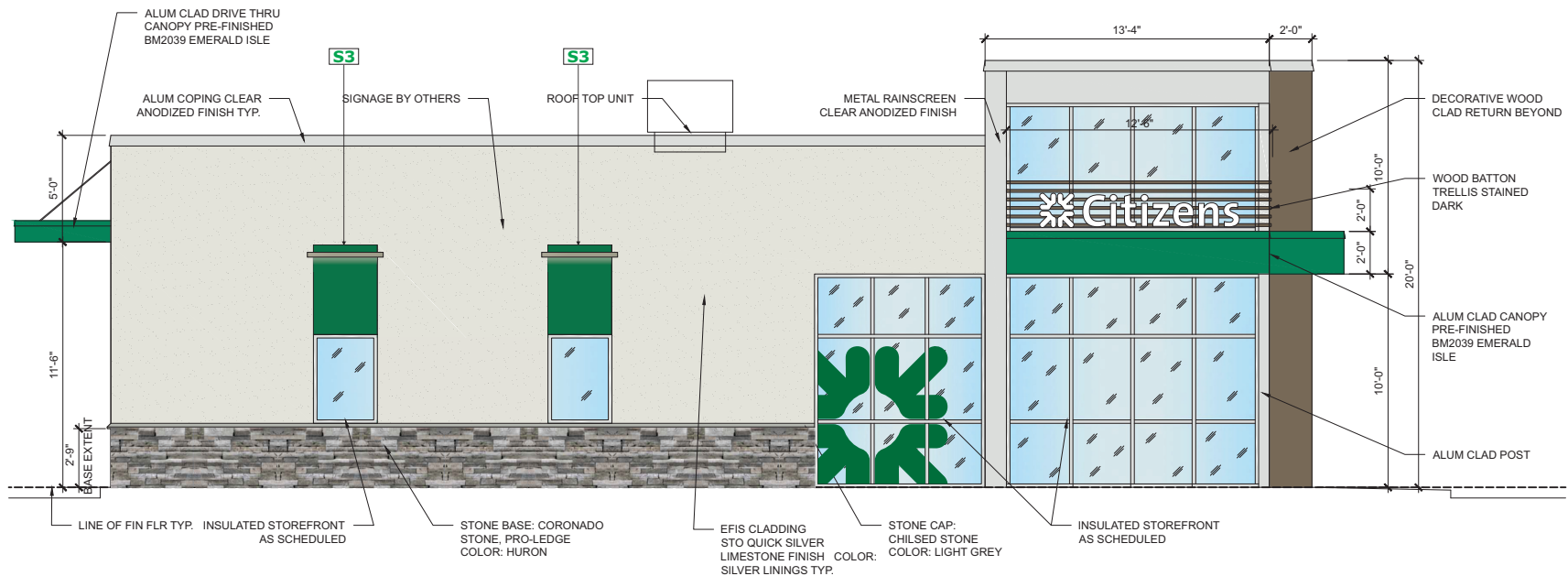
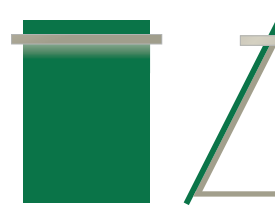
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S3 - ALB-1 - Green awning with light bar

Note: Dimensions ($\pm 4'-2''H \times \pm 3'-0''W$) to be verified

Note: Electrical required 120v @ 3 amps required.

Conduit stub out required for awning light bar by GC.



PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"=1'-0"



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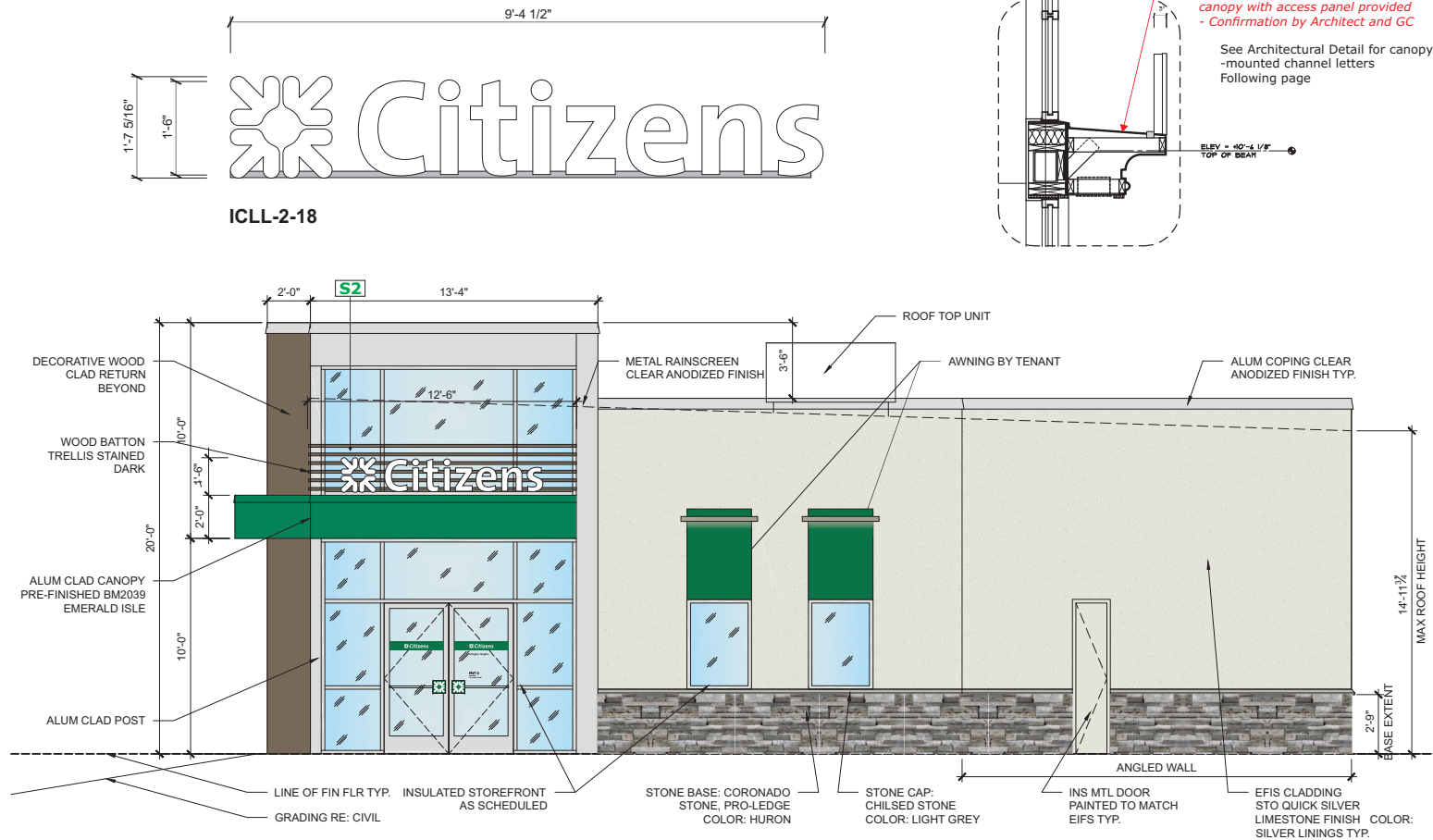
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S2 - ICLL-2-18- Channel Letters, White - illuminated, Horizontal 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
Note: Electrical required 120v @ 3 amps required. Conduit run to sign, provided by GC.



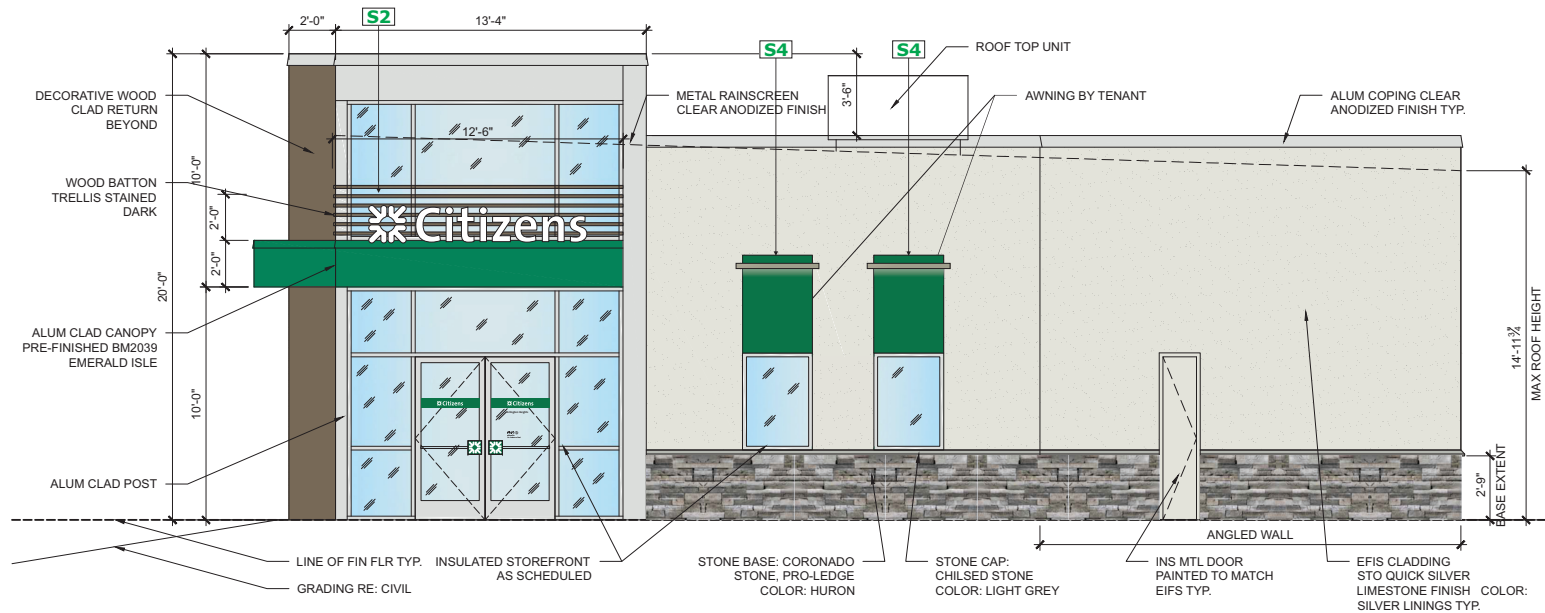
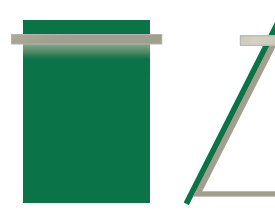
PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)
SCALE: 3/16"=1'-0"

S4 - ALB-1 - Green awning with light bar

Note: Dimensions ($\pm 4'-2"H \times \pm 3'-0"W$) to be verified

Note: Electrical required 120v @ 3 amps required.

Conduit stub out required for awning light bar by GC.



PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)

SCALE: 3/16"=1'-0"



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BRANCH NUMBER: R/C NUMBER:

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BRANCH NAME & ADDRESS:

Citizens - Arlington Heights

1420 Massachusetts Avenue

Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

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CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:

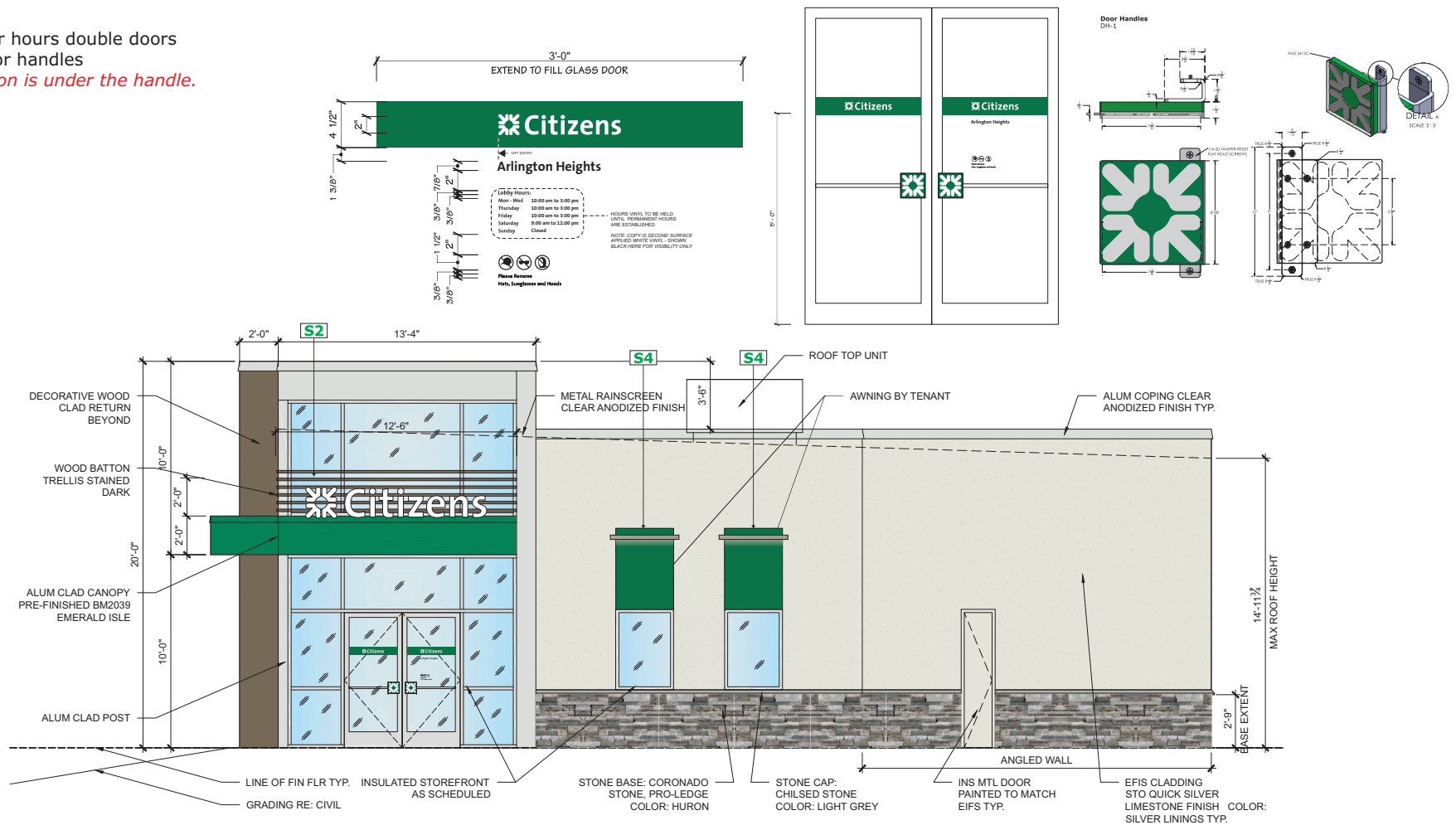
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Note: Lock position is under the handle.



PROPOSED RIGHT SIDE ELEVATION (HIGHLAND AVE)
SCALE: 3/16"=1'-0"

BRANCH NUMBER: R/C NUMBER:

REQUIRES VARIANCE: ☐ NO ☐ YES ☐ TBD

BRANCH NAME & ADDRESS:

Citizens - Arlington Heights

1420 Massach

Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021

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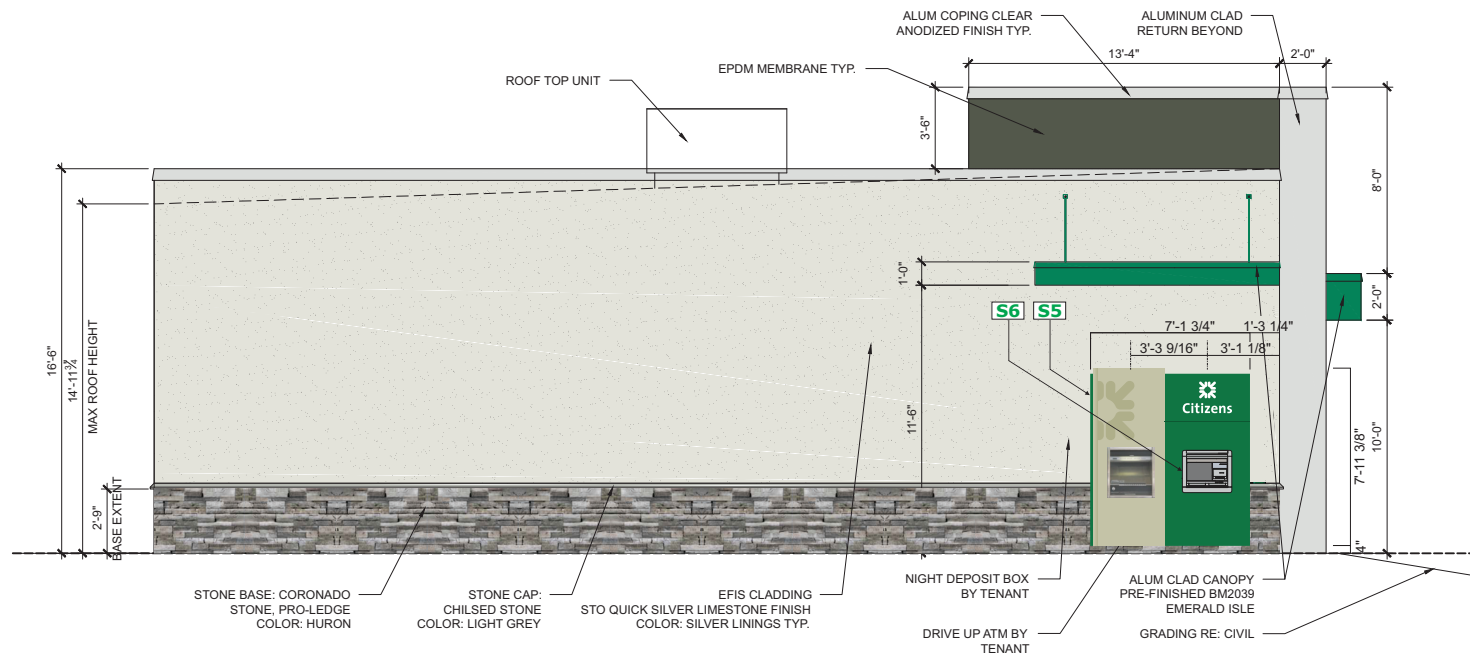
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S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed



PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)

SCALE: 3/16"=1'-0"



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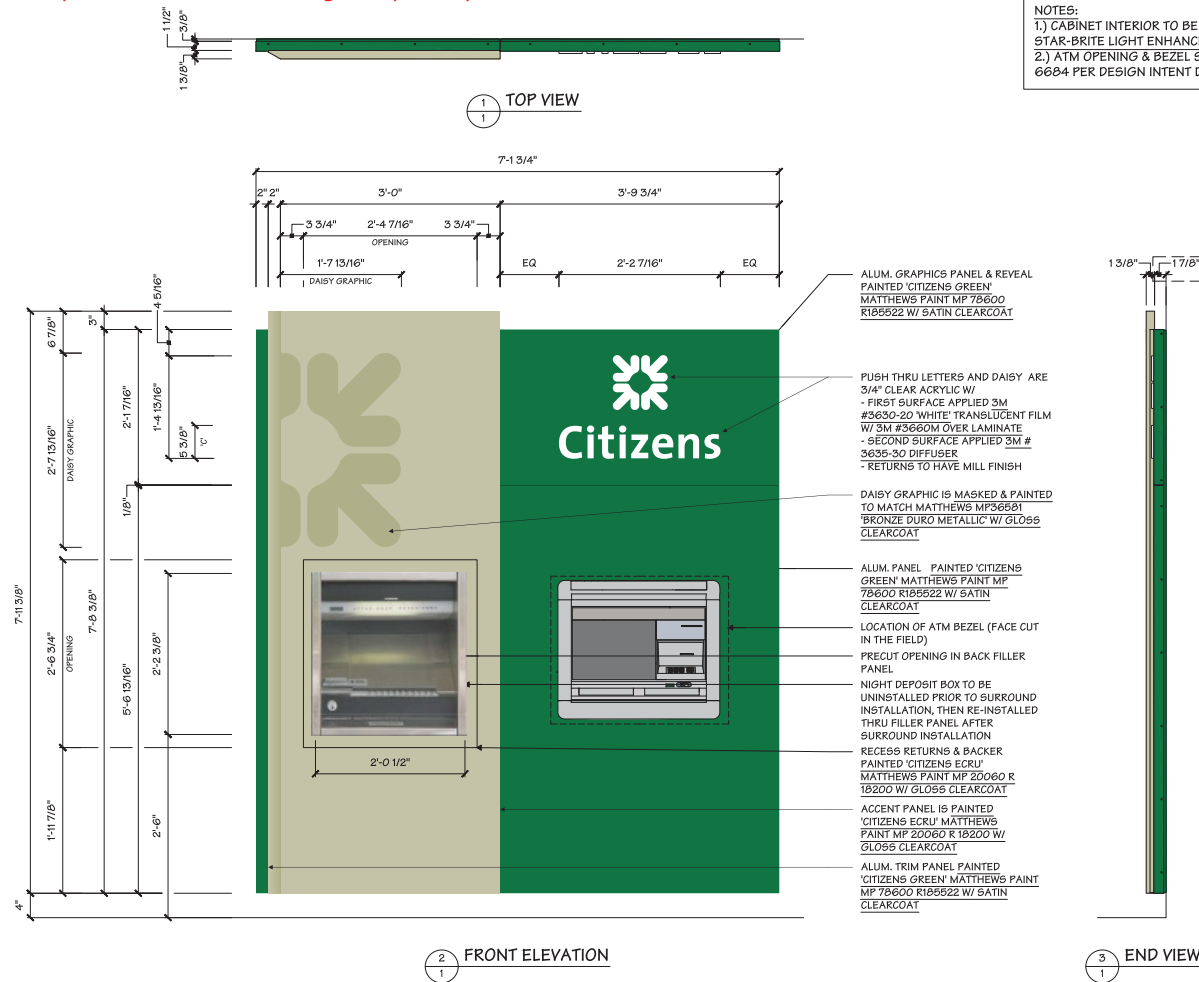
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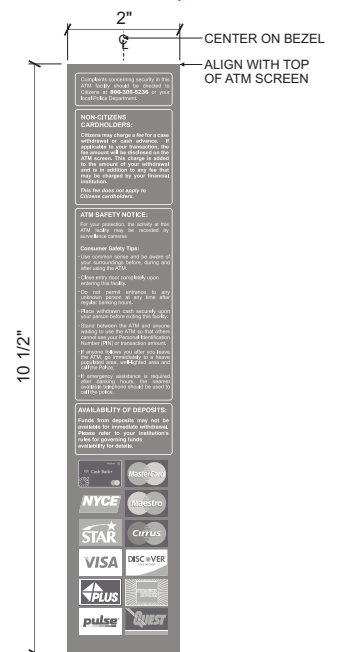
S5 - ATM-DND-1 - ATM w night drop w daisy, edge illum.

S6 - ATM-NGP-1 - ATM network panel

Note: Dimensions and placement of ATM and Night Depository to be confirmed



Note: Artwork for Post Birch NGP-1 to be verified by CFG



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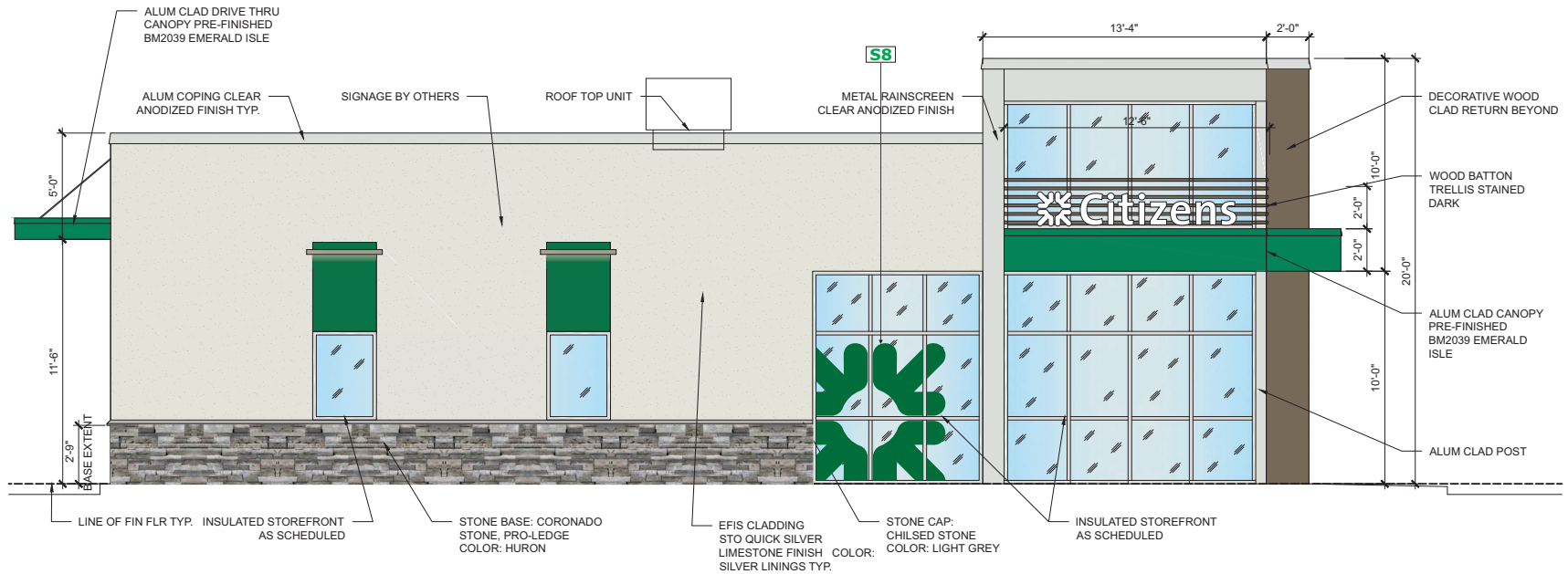
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S8 - Green window vinyl

77" High x 73" Wide

Note: To be provided and installed by MZ



PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)

SCALE: 3/16"-1'-0"



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S11 - Reface existing double-faced Pylon Sign

Note: Reface only, Dimensions to be determined



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PRE-PERMIT SIGN INFOProperty ID: **ARLINGTON -001**

A.) Project Name: Citizens Bank DATE COMPLETED 1/11/21
B.) Street Address: 1420 Massachusetts Avenue
C.) Town / City / State / Zip: Arlington, MA 02476
D.) Contact for Permit/Zoning: Jennifer Raitt
E.) Contact Telephone: 781-316-3090
F.) Jurisdiction: City/Town: Town of Arlington Address: 730 Mass Avenue Annex
or, County of: _____ City, ST Zip: Arlington, MA 02476

G.) Zoning Classification for property: B4 Vehicular Oriented Business District.
H.) Is there a Master Sign Plan? No MSP was found during research, there may be an MSP in place here, we strongly suggest checking with the
I.) Is a permit required? Yes.
J.) What documents are required to file for the permit? Application: <https://www.arlingtonma.gov/home/showpublisheddocument?id=1952>
K.) How long is the permit process? 3-5 weeks.
are there special reviews involved? Not indicated during research, however the town reserves the right to request additional review(s) based on
overlay districts? See above.
city and county review required? See above.
design review board / ARB / DRB ? See above.
community association review required? See above.
L.) What are the fees for a sign permit? <https://www.arlingtonma.gov/departments/inspectional-services/applications-fees-forms/permit-fees>
M.) Is engineering needed for wall signs? May be required based on the scope of work, subject to plan review.
N.) Does engineering require a PE stamp? See above.
O.) Is landlord approval required? Yes.
P.) Legal Description Required for permit? Yes.
Q.) Plat/Site Plan required for permit? Yes.

ATTACHED SIGNS & WINDOW GRAPHICS

- 1.) Formula for calculating wall sign square footage (Max. Sq. Footage - Primary & _____ Wall signs: Maximum 40 sq. ft. per business.
2.) Sq.Ft allowance for bldg. sides/rear: _____
The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, subject to the following standards:
(1) At least 1 sign must be placed above or associated with the building entry;
(2) The width of the sign shall be no greater than 60% of the width of the building element on which it is displayed;
(3) Signs shall be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element;
(4) Signs shall be placed at least 12 inches or 20% of the height of the building element on which they are mounted, whichever is less, from the top and bottom edge of the building element; and
(5) Signs shall be placed no higher than the lowest of the following:
a. 25 ft. above grade;
b. The bottom of the sill of the first level of windows above the first story; or
c. The cornice line of the building at the building line.

- 3.) How is the sign area calculated? _____

Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.
Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.
Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.
Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.
Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

- 4.) Total # Wall Signs allowed per building elevation: Wall signs: Maximum 1 per frontage.
5.) What is the max letter/character height allowed? Signs shall be placed no higher than the lowest of the following:
6.) Does the ordinance restrict color, design or illumination? Illumination: Non-Illuminated, internally illuminated, or externally illuminated. See
7.) Does window vinyl need to be permitted, if so how much is allowed? Combined area of permanent and temporary window signs must not exceed
8.) Is the entire graphic calculated or just the company logo and name? Entire graphic area.

FREESTANDING SIGNS

- 1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):
Monument signs: Maximum 24 sq. ft. The name of a property is included in the area and height limits for freestanding signs.
2.) # F/S Signs allowed: Monument signs: Maximum 1 per frontage. Internal illumination allowed: Monument signs: Non-Illuminated or
3.) Height Maximum: Monument signs: Maximum 8 feet to the Clearance from grade to sign: Must be monument signs.
4.) Set-back of sign from right-of-way or property line: _____
Monument signs: Minimum 5 feet setback from property line.
Signs may not be placed on property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 25 feet from the point of their intersection.

DIRECTIONAL SIGNS

- 5.) Number Allowed: Wall sign directional/driveway: Max 3 per lot. Maximum Square Footage: Wall sign directional/driveway: Max. 3 sq. ft. per
6.) Illumination Allowed? Wall sign directional/driveway: Non-Illuminated Maximum Height: Wall sign directional/driveway: Mounting height-
7.) Permit Required?: Wall sign directional/driveway: Sign permit Customer Logo Allowed: Not stipulated by code, subject to plan review.



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CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:

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TEMPORARY BANNERS	
1.) What temporary sign types are allowed?	Allowed Sign Types: A-Frame or Upright Signs; Yard Sign Type I, II, and III; Wall Banners; and Window
2.) What is the max sign size area?	Max. 24 sq. ft. per business; excludes the area of temporary wall banner signs and window signs.
3.) How is the sign area calculated?	<p>Signs on Background Panel: Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.</p> <p>Signs with Individual Letters: Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.</p> <p>Signs on Illuminated Surfaces: Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.</p> <p>Irregular Shaped Signs: Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.</p> <p>Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.</p>
4.) Are logos factored into sign area?	Yes.
5.) How many signs per elevation?	Number of Signs: Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.
6.) How long can signs be up?	A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance.
7.) Does the ordinance restrict color, design or illumination?	<p>A temporary sign permit is required for the display of temporary wall banner signs. Portable and temporary signs are not counted toward the total allowable sign area or number of permanent signs. Sign placement must not create a hazard for pedestrian or vehicular traffic and must allow for a 4-foot wide sidewalk to comply with the Americans with Disabilities Act.</p> <p>Signs must be of sufficient weight and durability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and vehicles.</p> <p>Prohibited Elements: Illumination, including flashing, blinking, or rotating lights; animation; reflective materials; and attachments, including balloons, ribbons, loudspeakers, etc.</p> <p>Temporary wall banner: Signs must be mounted on a building wall or on T-posts or stakes installed 6 inches or less from the wall.</p>
VARIANCE INFORMATION	
1.) Variance cost?	\$400.00 and up.
2.) Variance time frame?	2-5 months.
3.) Variance document deadline?	One month prior to meeting.
4.) Variance meeting dates?	https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-
5.) Variance documents required?	https://www.arlingtonma.gov/home/showpublisheddocument?id=24805
6.) How many sets?	7 sets.
7.) Likelihood of variance approval?	35%
DOCUMENTS REQUIRED FOR PERMITS	
Scaled Plot plan <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Building elevations <input checked="" type="checkbox"/> Elevation Drawings <input type="checkbox"/> Electrical Permit <input checked="" type="checkbox"/>
Installation drawings <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Legal description <input type="checkbox"/> Sealed engineering drawings <input type="checkbox"/> Notice of Commencement <input type="checkbox"/>
Sign drawings <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Photo of existing <input checked="" type="checkbox"/> Property Manager's Approval <input type="checkbox"/>

Sign Code: https://www.arlingtonma.gov/home/showpublisheddocument?id=43413
Note: If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign permit shall not be issued until all other required permits have been obtained.
Prohibited signs: 1. Bandit signs, 2. Cabinet signs, and 3. Electronic message centers or electronic displays.
Signs with the following display features are prohibited: 1. Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means. 2. Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights. 3. Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window sign. 4. Surfaces that reflect light by means of a glossy, polished, or mirrored surface.
Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area.
All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All temporary signs must be nonilluminated. 1. No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time. 2. Internally Illuminated Signs: a. Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall. b. Single-color LED signs are considered internally illuminated signs. 3. Externally Illuminated Signs. Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties. 4. Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds.
Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are prohibited.
Structure and Installation: (1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent technically feasible. (2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service. (3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A raceway cabinet is not a cabinet sign. (4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.
Monument signs: Landscaping- A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.



2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

BRANCH NUMBER: R/C NUMBER:
REQUIRES VARIANCE: ☐ NO ☐ YES ☐ TBD

BRANCH NAME & ADDRESS:
Citizens - Arlington Heights
1420 Massachusetts Avenue
Arlington, MA

DESIGNER: JER DATE: 1/12/2021 REV. DATE: 1/14/2021
PATH: O:\Citizens Bank\Site Folders\Arlington Heights

CONTACTS

PROJECT MANAGER:
Devin White
CITIZENS BANK PROJECT MANAGER:

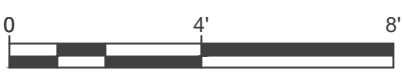
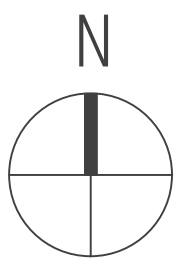
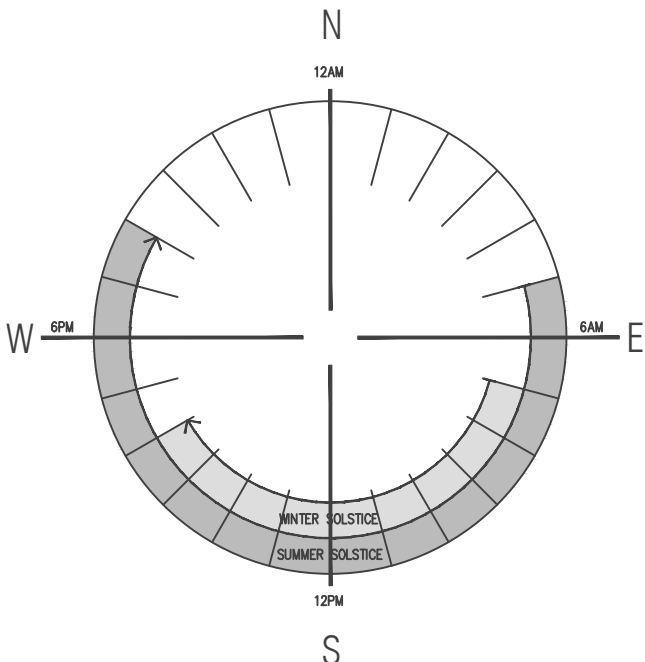
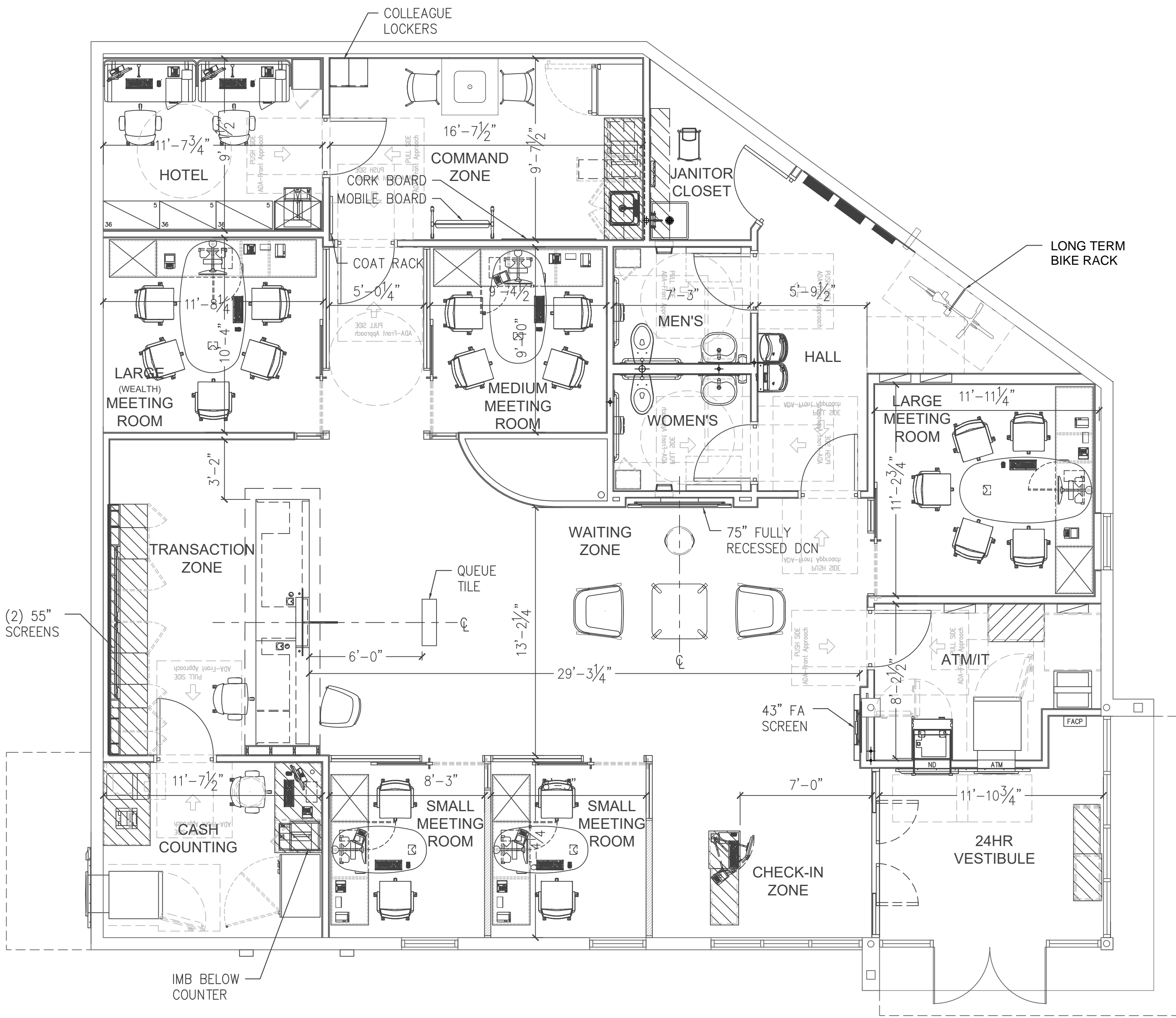
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

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KEYNOTES

- D1 XXXX.
- D2 XXXX.
- D3 XXXX.
- D4 XXXX.



CITIZENS FINANCIAL GROUP APPROVAL: _____
DATE: _____

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

BISBANO + ASSOCIATES, INC.
RISING SUN MILLS | 188 VALLEY STREET | PROVIDENCE, RI | 02908
VOICE 401.404.8310 FAX 401.404.8311 WWW.BISBANO.COM



ARLINGTON HEIGHTS
420 Massachusetts Ave
Arlington, MA
02474

PROPOSED PLAN

ISSUE TYPE:	TEST FIT	REVISED:	01/14/2021
ISSUE DATE:	01/14/2021	VER01	01/18/2021
DRAWN BY:	JF	VER02	01/19/2021
		VER03	02/02/2021
		VER04	02/16/2021
		VER05	03/05/2021
		VER06	

SCALE:
1/4" = 1'-0"
B+A PROJECT NO:
2021.XX

MARCH 08, 2021

RE: CITIZENS BANK CORE & SHELL LEED CHECKLIST

Citizens Bank Core & Shell
1420 Massachusetts Ave, Arlington, MA
BKA PROJECT NO.: 220145

To Whom it may concern:

This narrative serves as a description of our understanding of the LEED items the above referenced project qualifies for as a core & shell scope. We have also listed the items that could possibly be obtained via, coordination through a LEED consultant and coordination with the tenant fit out scope. This narrative does not commit the developer for LEED certification and serves solely as a description of how the project could become LEED certified with extra analysis and commitment from the applicant.

Current qualifying points:

A) Categories that are intended to comply Note: list below assumes all prerequisites will be met.

- 1) Sensitive land protection – Site complies for option 1 as we are reusing a previously developed site. **(2) points**
- 2) Surrounding density and diverse uses Site complies for option 3 Walkable location. Walkscore.com classifies Arlington with a walkability score between 90-100 or “A walkers paradise” as per the further explanation table **(5) points**
- 3) Access to quality transit-Site complies due to proximity of several bus routes and a large bus station across the street. The bus routes served by both the Bus terminal and along Massachusetts Ave exceed the number of weekday and weekend trips **(6) points**
- 4) Site Assessment: Site complies as a site survey and assessment will be completed by the Civil engineer. **(1) Point**
- 5) Site Development Protect or Restore habitat- Majority of existing building footprint is to be restored, site to remain as-is. **(2) Points**
- 6) Open Space: To create an exterior open space that encourages interaction with the environment, social interaction, passive recreation and physical activities. **(1) Point**
- 7) Outdoor water use reduction- Site qualifies under option 1 as all vegetation does not require irrigation after plantings take root **(2 Points)**
- 8) Indoor Water use reduction: Tenant fitout to comply with a min of 25% water reduction through specification of fixtures **(1) point**
- 9) Water metering: Water meters for indoor plumbing fixtures and domestic hot water to be installed as part of tenant fit out **(1) Point**
- 10) Enhanced commissioning: Proposed systems to meet Option 1 path 1 criteria **(3) Points**
- 11) Construction and Demolition Waste Management: GC to develop construction and waste management plan **(2) Points**
- 12) Enhanced Indoor air quality strategies: Proposed scope could meet 3 strategies **(1) point**
- 13) Construction Indoor Air Quality Management Plan: GC to develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building. **(1) Point**
- 14) Daylight: Tenant fit out to comply with glare control device and option 2 calculations to meet min 55% of table 2 **(1)Point**
- 15) LEED Accredited professional: A LEED AP will be provided as needed. **(1) Point**

Possible qualifying points:

B) Categories that could comply with further analysis spec modification Note: list below assumes all prerequisites will be met.

- 1) Integrative process: Performance guidelines to be determine based upon further LEED analysis. **(1) Point**
- 2) High Priority Site & Equitable Development: Performance guidelines to be determine based upon further LEED analysis. **(2-3) Points**
- 3) Optimized energy performance: Performance guidelines to be determine based upon further LEED analysis. **(1-18) Points**
- 4) Advanced Energy Metering: Performance guidelines to be determine based upon further LEED analysis. **(1) Point**
- 5) Demand Response: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 6) Building Life Cycle Impact Reduction: Performance guidelines to be determine based upon further LEED analysis. **(1-6) Points**
- 7) Building product disclosure & optimization-Environmental Product declarations: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 8) Building product disclosure & optimization-Sourcing of Raw materials: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 9) Building product disclosure & optimization-Material Ingredients: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**
- 10) Low Emitting Materials: Performance guidelines to be determine based upon further LEED analysis and review of tenants finish spec **(1-3) Points**
- 11) Innovation: Performance guidelines to be determine based upon further LEED analysis. **(1-5) Points**
- 12) Regional Priority: Performance guidelines to be determine based upon further LEED analysis. **(1-4) Points**
- 13) Green power and carbon offsets: Performance guidelines to be determine based upon further LEED analysis. **(1-2) Points**

Categories where qualification is not possible:

C) Categories that cannot comply with proposed scope Note: list below assumes all prerequisites will be met.

- 1) Bicycle Facilities : Project scope is not including separate shower/ changing facilities **(1) Point**
- 2) Reduced parking footprint: Tenant required parking is above requirements of this section **(1) Point**
- 3) Green Vehicles: No charging stations or future infrastructure of charging stations proposed. **(1) Point**
- 4) Rainwater management: No modification of existing site drainage proposed **(3) Points**
- 5) Heat Island reduction: No modification of existing paved areas proposed **(2) Points**
- 6) Light Pollution reduction: Existing fixtures to be reused, will not meet light trespass requirements **(1) Point**
- 7) Tenant Design and Construction Guidelines: Lease has been signed **(1) Point**
- 8) Indoor water use reduction: 25% min proposed **(5) Points**
- 9) Cooling Tower use: No Cooling tower proposed **(2) Points**
- 10) Renewable energy production: No renewable energy production equipment proposed **(2) Points**
- 11) Enhanced refrigerant management: No refrigerant proposed in roof top unit **(1) Point**
- 12) Quality views: Proposed fenestration and tenant program requirements will not allow min required of street exposure. **(1) Point**

I hope the above narrative provides details for the attached scorecard, if you have any other questions please do not hesitate to contact me. Thank you.

Very truly yours,



Douglas S. Grunert
Senior Project Manager
DSG/sep



LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: Citizens Bank Core & Shell Arlington, MA
Date: 3/8/2021

Y ? N

Y	1	Credit	Integrative Process	1
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13	3	4	Location and Transportation	20
Y			Credit LEED for Neighborhood Development Location	20
2			Credit Sensitive Land Protection	2
	3		Credit High Priority Site	3
5		1	Credit Surrounding Density and Diverse Uses	6
6			Credit Access to Quality Transit	6
		1	Credit Bicycle Facilities	1
		1	Credit Reduced Parking Footprint	1
		1	Credit Green Vehicles	1

4	0	7	Sustainable Sites	11
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
2			Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
		3	Credit Rainwater Management	3
		2	Credit Heat Island Reduction	2
		1	Credit Light Pollution Reduction	1
		1	Credit Tenant Design and Construction Guidelines	1

4	0	7	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
1		5	Credit Indoor Water Use Reduction	6
		2	Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

3	26	4	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
3	3		Credit Enhanced Commissioning2	6
	18		Credit Optimize Energy Performance	18
	1		Credit Advanced Energy Metering	1
	2		Credit Demand Response	2
	3		Credit Renewable Energy Production	3
	1		Credit Enhanced Refrigerant Management	1
	2		Credit Green Power and Carbon Offsets	2

2	12	0	Materials and Resources	14
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	6		Credit Building Life-Cycle Impact Reduction	6
	2		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

3	3	4	Indoor Environmental Quality	10
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1		1	Credit Enhanced Indoor Air Quality Strategies	2
	3		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
1		2	Credit Daylight	3
		1	Credit Quality Views	1

1	5	0	Innovation	6
	5		Credit Innovation	5
1			Credit LEED Accredited Professional	1

0	4	0	Regional Priority	4
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

30	54	26	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110